

...Your proactive estate agent



Simonscales Lane, Cockermouth, CA13 9TG

No Offers £100,000

Park Row

**\*\*DRIVEWAY\*\*SOUGHT AFTER AREA\*\*GATED COMMUNITY\*\*** This two bedroom park home is situated in Cockermouth and briefly comprises: kitchen diner, lounge, bathroom, two bedrooms and En-suite. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.



## GROUND FLOOR ACCOMMODATION

### KITCHEN

Having a range of wall and base units in contemporary blue, square edge laminated worktops, one and a half bowl matt black sink and drainer with chrome mixer tap and uPVC double glazed window to side elevation, Integrated appliances include: range cooker with five ring gas hob, chimney style extractor fan, dishwasher, microwave oven and fridge freezer.



### LOUNGE

White uPVC double glazed windows to side elevations, French doors to front elevation, electric fire place, telephone and television points.



### BATHROOM

Three piece suite comprising: white panel bathtub with chrome mixer tap and part tiled surround, vanity wash hand basin with chrome mixer tap and low level W.C. Vinyl flooring, chrome towel radiator and inset spotlighting.



### BEDROOM ONE

White uPVC double glazed window to side elevation, inset spotlighting, central heating radiator, inset spotlighting and built in wardrobes. Door leading to En-Suite.



### EN-SUITE

Three piece suite comprising: walk in shower with glass sliding door and power shower, vanity wash hand basin with chrome mixer tap and low level W.C. Part tiled walls, built in storage and inset spotlighting.





## BEDROOM TWO

White uPVC double glazed window to side elevation, built in wardrobes, central heating radiator and inset spotlighting.



## EXTERIOR

## OUTSIDE

Pebble driveway parking with surrounding views of fields. Entry to property via uPVC entrance door with double glazed frosted glass insert.



## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike

many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
GOOLE - 01405 761199  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

## TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

41 X 13 - 2 BEDROOM - SHOWER



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