



1 Lancaster Place, Cockermouth, CA13 0AZ

£325,000

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Tucked away in a peaceful cul-de-sac, this charming detached bungalow offers an easy, relaxed way of living. Lovingly maintained by its current owner, the property features well-designed, manageable spaces that are both comfortable and effortless to look after.

Filled with natural light, each room feels warm and welcoming, while the surrounding gardens provide a private, leafy haven—perfect for unwinding with a book or enjoying a morning coffee with friends.

With the added convenience of private parking and a garage, and the town just a short distance away, this desirable location offers the ideal blend of tranquillity and practicality. A wonderful opportunity for anyone seeking comfort, simplicity, and a home that feels instantly inviting.

THINGS YOU NEED TO KNOW

Double glazing
Central heating

ENTRANCE

Accessed via a UPVC door with a frosted glazing panel to one side, leading into

INNER LOBBY

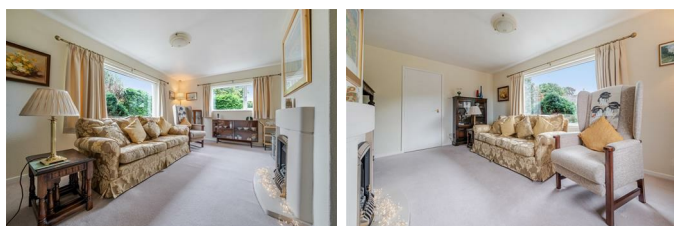
Through a UPVC door, you enter into:

INNER HALLWAY

Includes a telephone point, loft access via a drop-down ladder, and a handy storage/airing cupboard with a heated pipe

LOUNGE

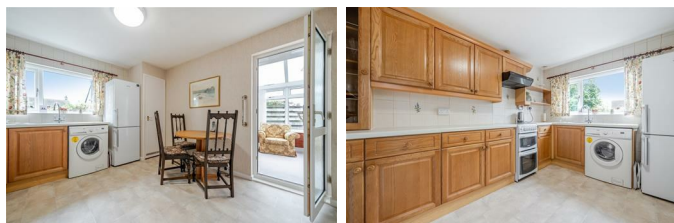
15'8" x 11'9" (4.80 x 3.60)



A bright and airy south-facing room with windows to the front and side, flooding the space with natural light. Features include a television point and a gas fire set in a brass-effect frame on a cream hearth, with a matching mantelpiece above.

KITCHEN / DINER

12'4" x 10'11" (3.78 x 3.33)



This kitchen features a range of natural wood-effect base and wall units with laminate worktops and a ceramic tiled splashback. It benefits from plentiful cupboards and shelving, a stainless steel sink with mixer tap, plumbing for a washing machine, space for an electric cooker with an extractor fan, and room for a fridge freezer. A handy pantry and space for a dining table complete the layout, while a side window and UPVC door offer access to the conservatory.

CONSERVATORY

15'9" x 9'4" (4.81 x 2.87)



A bright conservatory with a lower brick wall, windows on three sides, and a Perspex roof, providing a pleasant space with direct access to the garden.

BEDROOM ONE

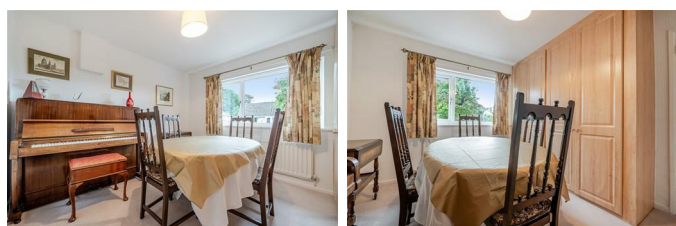
10'6" x 10'1" (3.21 x 3.08)



This rear-facing double bedroom benefits from a superb range of built-in wardrobes, complemented by matching bedroom furniture, providing ample storage and a cohesive look

BEDROOM TWO

10'8" x 10'6" (3.26 x 3.22)



This spacious double room, presently used as a dining area, benefits from a good selection of built-in cupboards, offering both shelving and hanging space.

SHOWER ROOM

7'2" x 5'4" (2.20 x 1.65)



This bathroom features a shower enclosure with a folding door, chrome frame, and a wall-mounted Mira Sport shower with attachments. A wash basin and low-level WC are integrated into a white-fronted vanity unit. Fully tiled in white with a grey ceramic floor, the room also benefits from a frosted window to the conservatory, creating a bright and practical space. There is also ample room to convert the shower area back to a traditional bath, should you wish.

GARAGE & PARKING

16'8" x 9'2" (5.10 x 2.80)

A brick-paved driveway accommodates two vehicles and leads to a single garage with a remote-controlled up-and-over door. Inside, there is convenient wall-mounted shelving and cupboards, along with the gas central heating boiler.

FRONT GARDEN

The front of the property features a brick-paved pathway to the door, surrounded by low-maintenance gravel areas and mature shrub and flower borders, creating an attractive and welcoming entrance.

REAR / SIDE GARDEN



This delightful private garden offers a combination of paved and gravelled areas, a circular patio, and well-established shrub and flower borders, creating a peaceful retreat. A potting shed adds practical storage and gardening space.

DIRECTIONS

W3W///agency.workshops.apply

From the town centre proceed up Station Street, passing the Cenotaph and through the traffic lights bearing left. Follow the road round, turn right into Brigham Road then into

Holmewood Avenue, bearing left signed to Lancaster Place and the property is on the entry to the cul-de-sac on the left.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band C.

VIEWINGS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

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

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs

all backed by the qualification, experience and knowledge of a Chartered Surveyor.

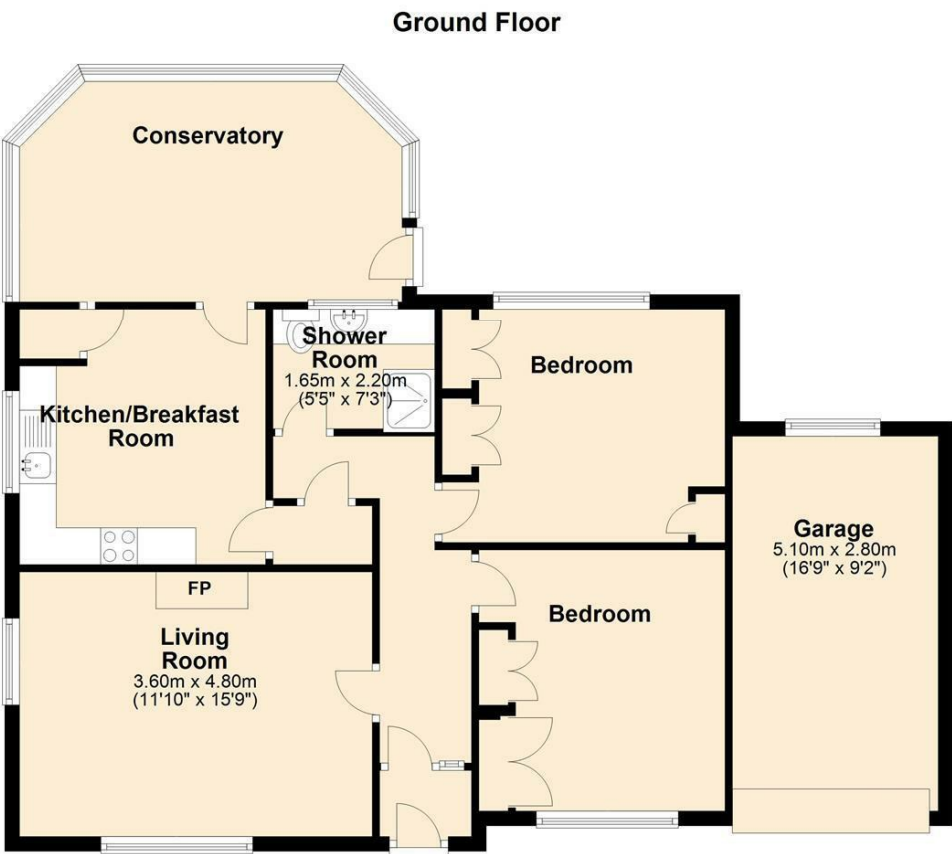
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

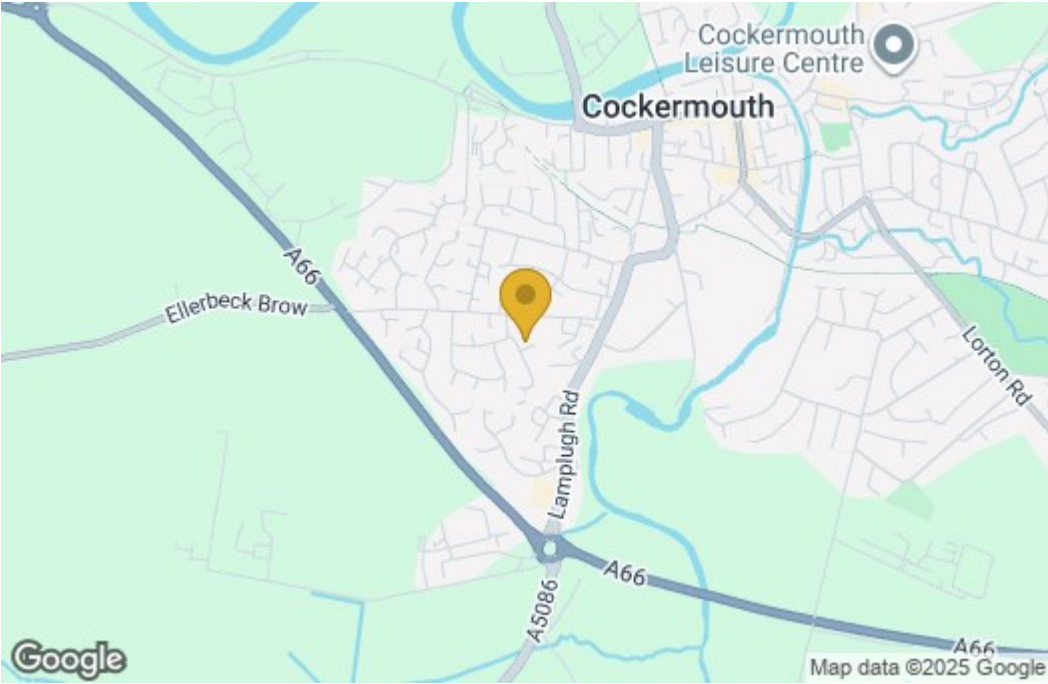
Floor Plan



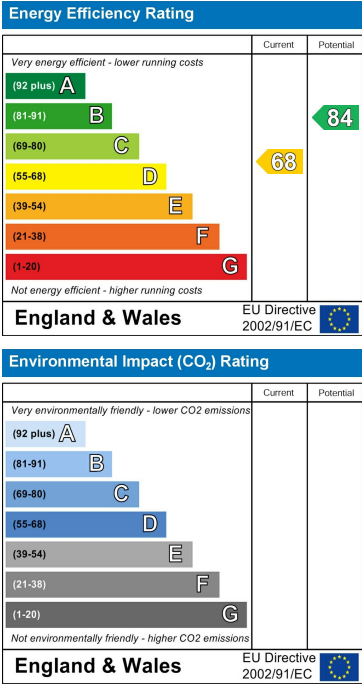
Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

1 lancaster place, Cockermouth

Area Map



Energy Efficiency Graph



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