



15 Langdale Drive, Cockermouth – CA13 9JB  
£140,000

PFK



A fantastic opportunity for first time buyers or young families to purchase a three bedroom, end of terrace property situated in a quiet cul-de-sac in a sought after, family friendly area of Cockermouth, close to local primary and secondary schools. 15 Langdale Drive is a blank canvas offering spacious rooms and is available for sale with no onward chain.

The accommodation to the ground floor comprises light and airy lounge, dining kitchen with space for six around the table, sun room extension and handy downstairs WC, whilst the first floor provides three well proportioned bedrooms – two doubles and one single, and bathroom with large walk in shower.

Externally, a large public on street parking area accommodates vehicles for local residents and their visitors. Easy to maintain front and rear gardens.

Properties on Langdale Drive don't come up for sale very often so an early viewing is a must to avoid missing out.

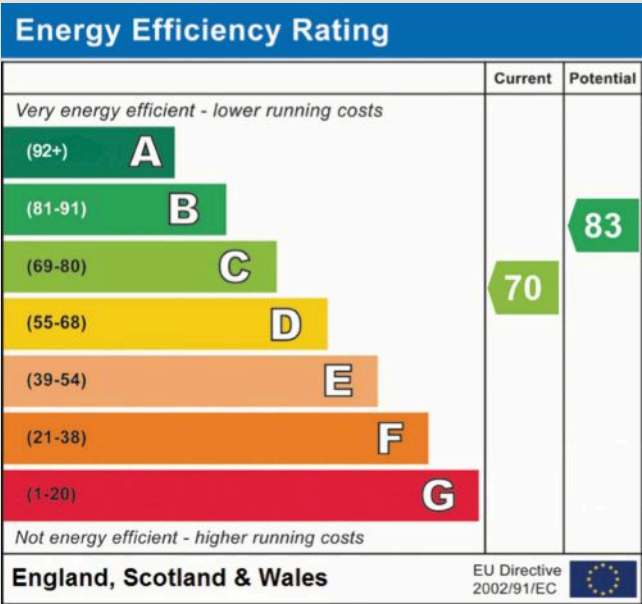
Located on the Highfield Estate with a mixture of similar properties, bungalows and flats. There is a large open green area close by and it is only a short walk to All Saints Primary/Junior School, with short cuts down into the town.

**Directions**

Proceed down Windmill Lane and turn left on to Slatefell Avenue. Take the second turning right on to Highfield Road and Langdale Drive is the third turning on the left.

**Services**

Mains electricity, gas, water & drainage; gas central heating and hot water supply; double glazing installed throughout. Notes: The gas boiler was new in 2021 and has had annual services (latest in March 2025). The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.







## ACCOMMODATION

### Entrance Porch

Accessed via uPVC entrance door with glazed insert. Access to Cloaks Area /WC and further wooden internal door to:-

### Hallway

Providing access to ground floor accommodation. Under stairs storage area, built in storage cupboard and stairs to first floor accommodation.

### Cloaks/WC

Fitted with WC and wash hand basin.

### Lounge 11' 4" x 14' 1" (3.46m x 4.30m)

Front aspect reception room with picture window, feature wooden fire surround with point for electric fire, TV point and laminate flooring.

### Dining Kitchen 17' 7" x 10' 10" (5.36m x 3.31m)

Rear aspect room comprising range of base and wall units in a light, wood effect finish with complementary black, granite effect counter tops, tiled splash backs and stainless steel sink/drainage unit with mixer tap. Four-burner counter top mounted gas hob with separate electric oven/grill and stainless steel extractor fan over. Space/point for under counter washer/dryer and space for freestanding fridge freezer. Built in storage cupboard, space for dining furniture and French doors providing access to:-

### Conservatory 5' 9" x 8' 7" (1.74m x 2.61m)

Of uPVC construction – windows and roof and with uPVC door providing access to the rear courtyard garden.





## FIRST FLOOR

### Landing

Wooden internal doors giving access to three bedrooms and bathroom. Access to loft space (via hatch). Built in airing cupboard housing gas combi boiler and further built in, over stairs storage cupboard.

**Bedroom 1** 8' 8" x 14' 8" (2.63m x 4.47m)

Rear aspect, double bedroom with laminate flooring.

**Bedroom 2** 12' 8" x 9' 4" (3.85m x 2.84m)

Front aspect, double bedroom.

**Bedroom 3** 8' 0" x 9' 6" (2.43m x 2.89m)

Front aspect, single bedroom.

**Bathroom** 8' 7" x 5' 7" (2.61m x 1.70m)

Fully tiled (walls and floor), rear aspect bathroom fitted with three piece suite comprising walk-in shower cubicle (mains plumbed shower), WC and wash hand basin. Spotlighting, heated towel rail and the fantastic benefit of underfloor heating.

## EXTERNALLY

### Garden

To the front there is an easy to maintain garden with two raised beds and decorative chipped area. A small, enclosed, courtyard garden with paved seating areas is situated to the rear which offers a lovely outdoor space for dining/sitting out.


### On Street Parking

Generous on street parking area to the front of the property.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 





## PFK Estate Agency Cockermouth

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