

Rawdon, Lorton Road, Cockermouth, CA13 9EB

Offers Over £275,000

PFK

Rawdon, Lorton Road

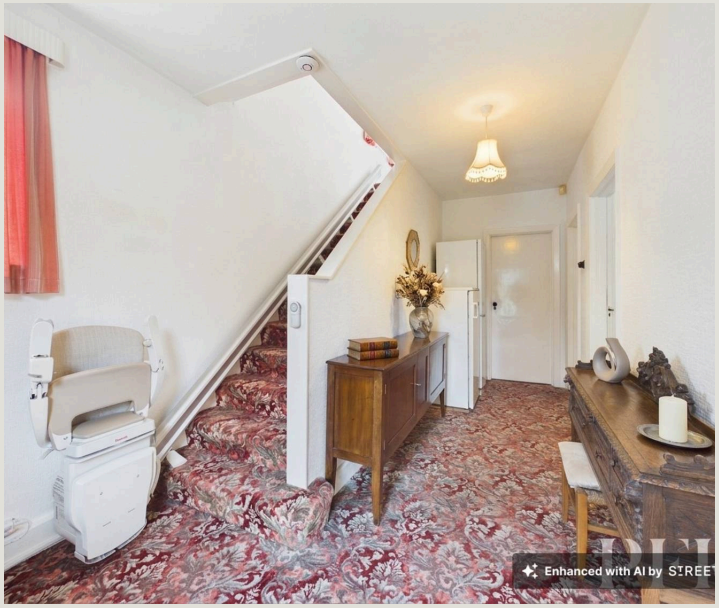
The Property:

Step into this inviting three bedroom semi-detached house, thoughtfully designed for comfortable family living. The property welcomes you with a large bright hallway, filled with natural light. Two cosy reception rooms, each featuring a classic fireplace and large windows with delightful garden views, create perfect spaces for relaxation or entertaining guests. The kitchen boasts traditional cabinetry, and warm rustic tiles, while a convenient back door offers seamless access to the expansive garden. Upstairs, each bedroom is light filled and practical, offering charming vintage touches, and peaceful garden outlooks. A four piece bathroom with a walk-in shower and decorative wall tiles provides everyday convenience.

Additional features include ample built-in storage, and a detached garage with a long driveway for offroad parking. The generous front and rear gardens offer lush lawns, mature trees, and patio area ideal for keen gardeners or family gatherings in the sun. The combination of practical details and traditional charm makes this home perfect for growing families or those seeking flexible spaces. Early viewing is highly recommended, as properties with this much character and outdoor space are sure to be in high demand.













Rawdon, Lorton Road

Location & Directions:

Lorton Road is a highly desirable area conveniently situated on the edge of the market town of Cockermouth, set within the north west fringe of the Lake District National Park. Ideally located for local schools, town centre amenities such as two parks, both facilitating riverside walks, swimming pool, gymnasium and the thriving local restaurants and public houses. The Lake District National Park and Solway coast are just a short drive away making this an ideal location.

Directions
The property can be found under postcode CA13 9EB

- **Spacious 3 bed semi detached**
- **Large gardens, garage & ample parking**
- **2 reception rooms - potential for extension**
- **Edge of town location, no chain**
- **Fantastic family home**
- **EPC rating TBC**
- **Council Tax: Band C**
- **Tenure: Freehold**

ACCOMMODATION

Hallway
17' 2" x 8' 4" (5.23m x 2.53m)
Accessed via UPVC door with double glazed inserts, stairs to first floor landing, side aspect window, points for telephone and broadband.

Living Room
15' 3" x 12' 11" (4.66m x 3.93m)
Light and airy front aspect room with bay style window, decorative coving, gas fire in tiled hearth and surround, point for TV, space for three piece suite.

Dining Room
13' 0" x 12' 11" (3.95m x 3.94m)
Rear aspect light and airy room with decorative coving, sliding doors to garden, gas fire in tiled hearth and surround, space for an 8 person dining table.

Kitchen
8' 11" x 8' 4" (2.73m x 2.54m)
Rear aspect room with UPVC double glazed door giving access to garden. Fitted with a range of base and wall units in a light wood effect finish and complementary granite effect countertops, stainless steel sink with drainage board and mixer tap, four burner countertop mounted gas hob with separate electric oven/grill and extractor fan over, plumbing for undercounter washing machine, and walk in understairs and pantry cupboard.

FIRST FLOOR LANDING
9' 5" x 9' 0" (2.87m x 2.74m)
Side aspect window, loft access via hatch, built in storage cupboard.

Bedroom 1
13' 3" x 12' 5" (4.04m x 3.78m)
Front aspect large double bedroom with feature tiled fireplace.







Bedroom 2
13' 3" x 12' 5" (4.04m x 3.79m)
Rear aspect double bedroom with feature tiled fireplace.

Bedroom 3
9' 6" x 9' 1" (2.90m x 2.77m)
Front aspect single bedroom.

Bathroom
9' 0" x 6' 11" (2.75m x 2.11m)
Rear aspect room comprising four piece suite; shower cubicle with electric shower, WC, wash hand basin and bidet, tiled walls, heated towel rail, and built in storage cupboard.

Garage
20' 8" x 11' 2" (6.31m x 3.40m)
Large detached single garage with electric up and over door, power and lighting.













EXTERNALLY

Front Garden

Lawned front garden, tarmac driveway with parking for two cars, detached large single garage.

Garden

Large lawned garden with patio seating area, storage outbuilding, mature trees and shrubbery. A fantastic open space which receives the sun all day, and offers excellent scope for extension to the property or construction of a garden room/summer house - subject to the appropriate planning permissions.

GARAGE

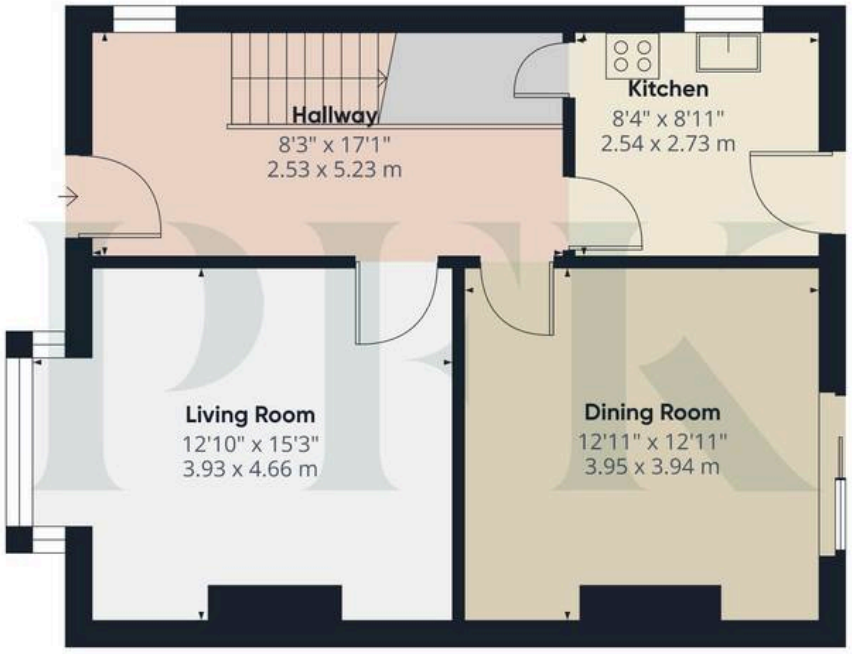
Single Garage

A large single garage with electric up and over door, power and lighting.

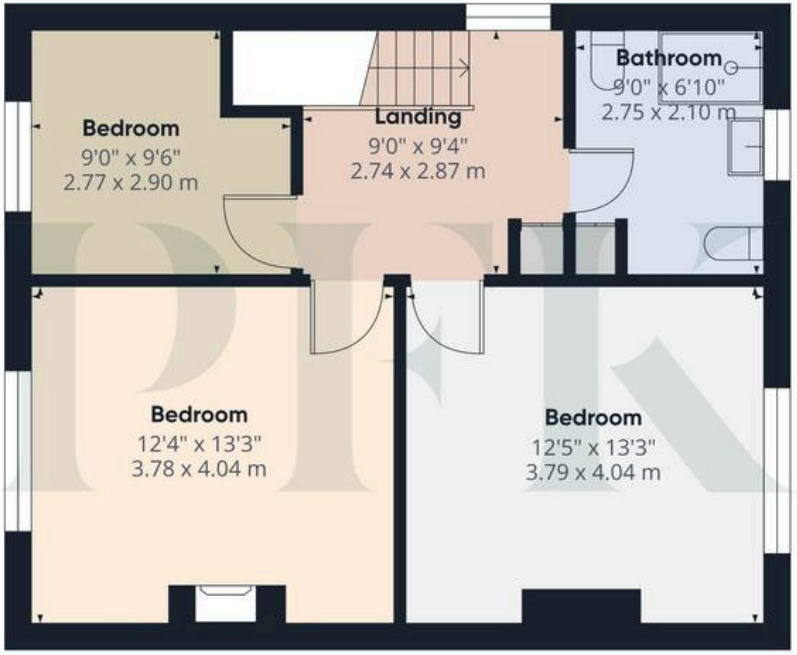
DRIVEWAY

2 Parking Spaces

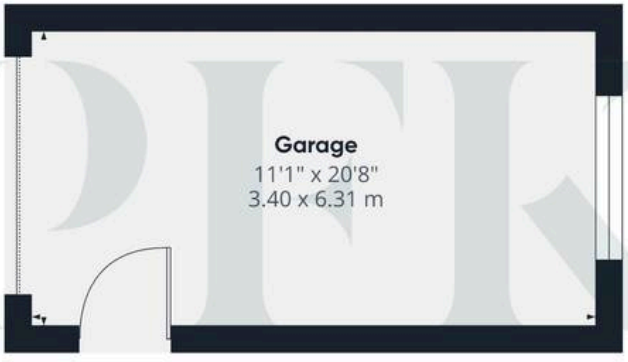
Tarmac drive will comfortably take two cars.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

1334 ft²

123.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDDITIONAL INFORMATION

Services
Mains gas, electricity, water & drainage. gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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