



**Windmill Lane**  
**Cockermouth, CA13 9AX**

Offers in Excess of £210,000

**GAO**  
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## MAIN FEATURES:

- **Spacious Semi Detached House Benefitting from No Onward Chain**
  - **Fitted Kitchen**
  - **Good Size Lounge/Diner**
  - **Three Bedrooms & Fitted Family Bathroom/WC**
  - **Low Maintenance Rear Garden**
  - **Off Road Parking & Garage**
  - **Large Garden to Side with Potential Development Subject to Planning Consent**
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Offered for sale with no onward chain, this spacious three-bedroom semi-detached home on the popular Windmill Lane presents an excellent opportunity for buyers seeking a property they can modernise and make their own. The accommodation comprises a fitted kitchen, a generous lounge/diner ideal for family living and entertaining, three well-proportioned bedrooms, and a family bathroom/WC. Externally, the property benefits from a good-sized front garden, a low-maintenance rear garden, off-road parking, and a garage, providing ample space for vehicles and storage.

Of particular note is the large side garden, which offers potential for further development or extension, subject to the necessary planning consents, making this an especially attractive proposition for those looking to maximise the property's future potential. While the property would benefit from some updating, it offers fantastic scope to add value and create a home tailored to individual tastes and requirements.

Situated in the desirable market town of Cockermouth, residents enjoy easy access to a wide range of local amenities including independent shops, cafés, supermarkets, schools, and leisure facilities. The area is renowned for its picturesque surroundings, with the Lake District National Park within easy reach, offering superb opportunities for walking, cycling, and outdoor recreation. Excellent road links provide convenient access to Workington, Keswick, and Carlisle, making this an ideal location for families, professionals, and retirees alike. Early viewing is highly recommended to appreciate the accommodation, generous plot, and development potential on offer.

## MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions  
or information you need.

Are you looking for a solicitor or mortgage?  
We can help arrange an appointment - Get in touch.



We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

[www.getanoffer.co.uk](http://www.getanoffer.co.uk)

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

[info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

We're Open:

8am – 8pm 7 days a week

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