



63 Towers Lane, Cockermouth, CA13 9EE

Guide Price **£265,000**

PFK

63 Towers Lane

The Property:

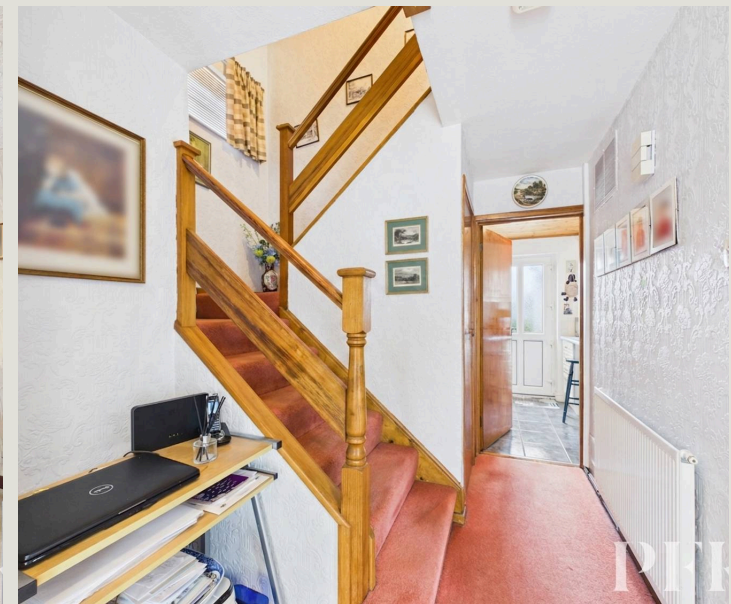
Located in a superb position on the edge of Cockermouth town centre, this semi-detached property offers an excellent opportunity to acquire a home in one of the town's most sought after residential areas.

Ready for a new owner to put their own stamp on it, the accommodation comprises an entrance hall, a spacious reception room with ample space for both lounge and dining areas, a kitchen, and a separate sunroom to the rear. To the first floor are three bedrooms and a newly installed family bathroom.

Outside, the property benefits from mature gardens to both the front and rear, along with a driveway and garage providing useful offroad parking and storage.

Properties in this position are rarely available, making this an excellent opportunity for those seeking a well located home within easy reach of Cockermouth town centre and its wide range of amenities.

- **3 bed semi-detached home**
- **Requiring modernisation**
- **Driveway & garage**
- **Gardens front & rear**
- **Desirable area of Cockermouth**
- **EPC rating D**
- **Tenure: Freehold**
- **Council Tax Band: C**





63 Towers Lane

Location & directions:

Cockermouth is a vibrant Georgian market town situated on the edge of the Lake District National Park, renowned for its attractive streets, independent shops, cafés, restaurants and strong sense of community. The town offers an excellent range of amenities, including highly regarded schools, leisure facilities, supermarkets and healthcare services, whilst enjoying easy access to some of Cumbria's most spectacular countryside. With the rivers Cocker and Derwent flowing through the town and the Lake District fells just a short drive away, Cockermouth provides an ideal balance of town and country living.

Directions

The property is easily found on Towers Lane and is numbered 63. For satellite navigation, use the postcode CA13 9EE. Alternatively, the property can be located using What3Words: [///passively.reactions.stunts](https://www.what3words.com/#!/passively.reactions.stunts).



ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

6' 4" x 4' 4" (1.94m x 1.33m)

Entrance Hall

4' 4" x 11' 10" (1.32m x 3.61m)

Lounge/Diner

11' 0" x 19' 1" (3.36m x 5.82m)

A spacious reception room with a window to the front elevation and doors leading through to the sun room and kitchen. The room features a fireplace and offers ample space for both lounge and dining areas, creating a versatile living and entertaining space.

Cloakroom

4' 8" x 5' 10" (1.43m x 1.78m)

Further Reception Room/Sun Room

12' 1" x 13' 1" (3.68m x 3.98m)

Situated at the rear of the property, this versatile room enjoys sliding doors opening onto the garden and a window overlooking the rear aspect. Ideal as an additional sitting room, dining room or garden room.

Kitchen

11' 11" x 6' 9" (3.63m x 2.05m)

Fitted with a range of base and wall units incorporating contrasting work surfaces, the kitchen includes a cooker with gas hob and extractor within the cabinetry, a sink with drainer, and tiled splashbacks. There is space for an under counter fridge and freezer and window to the rear and external door to rear garden.



FIRST FLOOR LANDING

2' 11" x 5' 7" (0.89m x 1.70m)

Bedroom 1

11' 1" x 10' 1" (3.39m x 3.07m)

Rear facing double bedroom with views out to the fells.

Bedroom 2

13' 5" x 8' 9" (4.08m x 2.67m)

Front facing double bedroom with wardrobes.

Bedroom 3

9' 5" x 6' 11" (2.87m x 2.11m)

Rear facing bedroom with storage cupboards.

Bathroom

9' 5" x 5' 10" (2.87m x 1.77m)

A newly installed shower room fitted with a contemporary suite comprising a WC and wash hand basin set within a vanity unit. There is a shower enclosure with sliding doors, a mirrored wall cabinet, additional storage cupboards, tiled walls, and an obscured window to the front elevation.

EXTERNALLY

Garden

The property benefits from gardens to both the front and rear. The front garden is principally laid to lawn and bordered by established hedging, whilst the rear garden is also mainly laid to lawn and features a patio seating area, together with mature hedging and trees providing a good degree of privacy.

Driveway

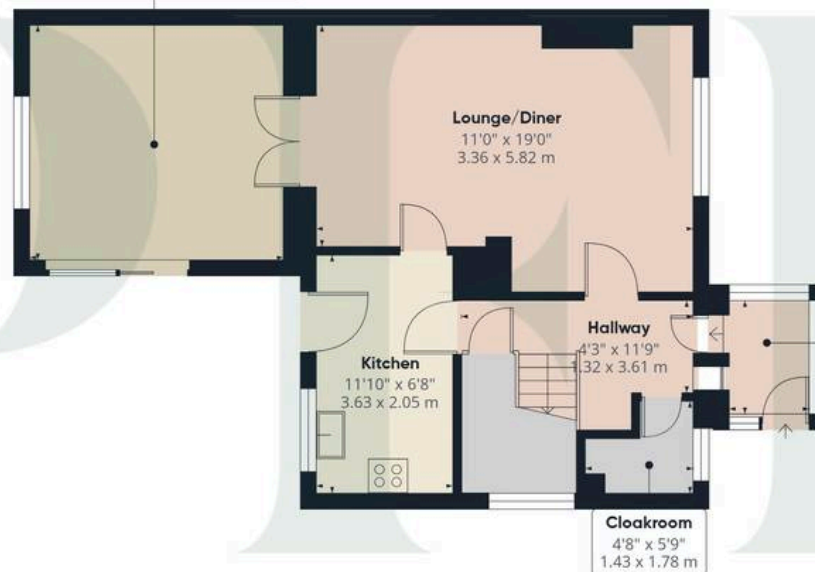
3 Parking Spaces

Garage

Single Garage



Further Reception Room/Sun Room
12'0" x 13'0"
3.68 x 3.96 m

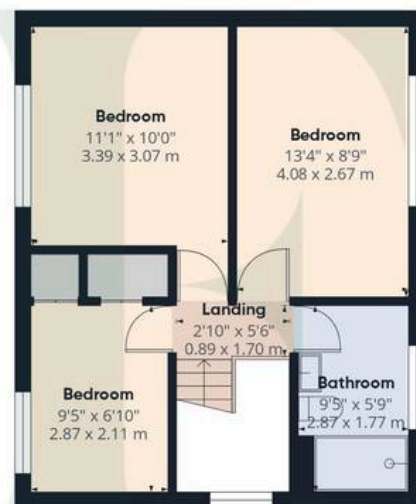


Floor 0

Approximate total area⁽¹⁾

1005 ft²

93.3 m²



Floor 1



(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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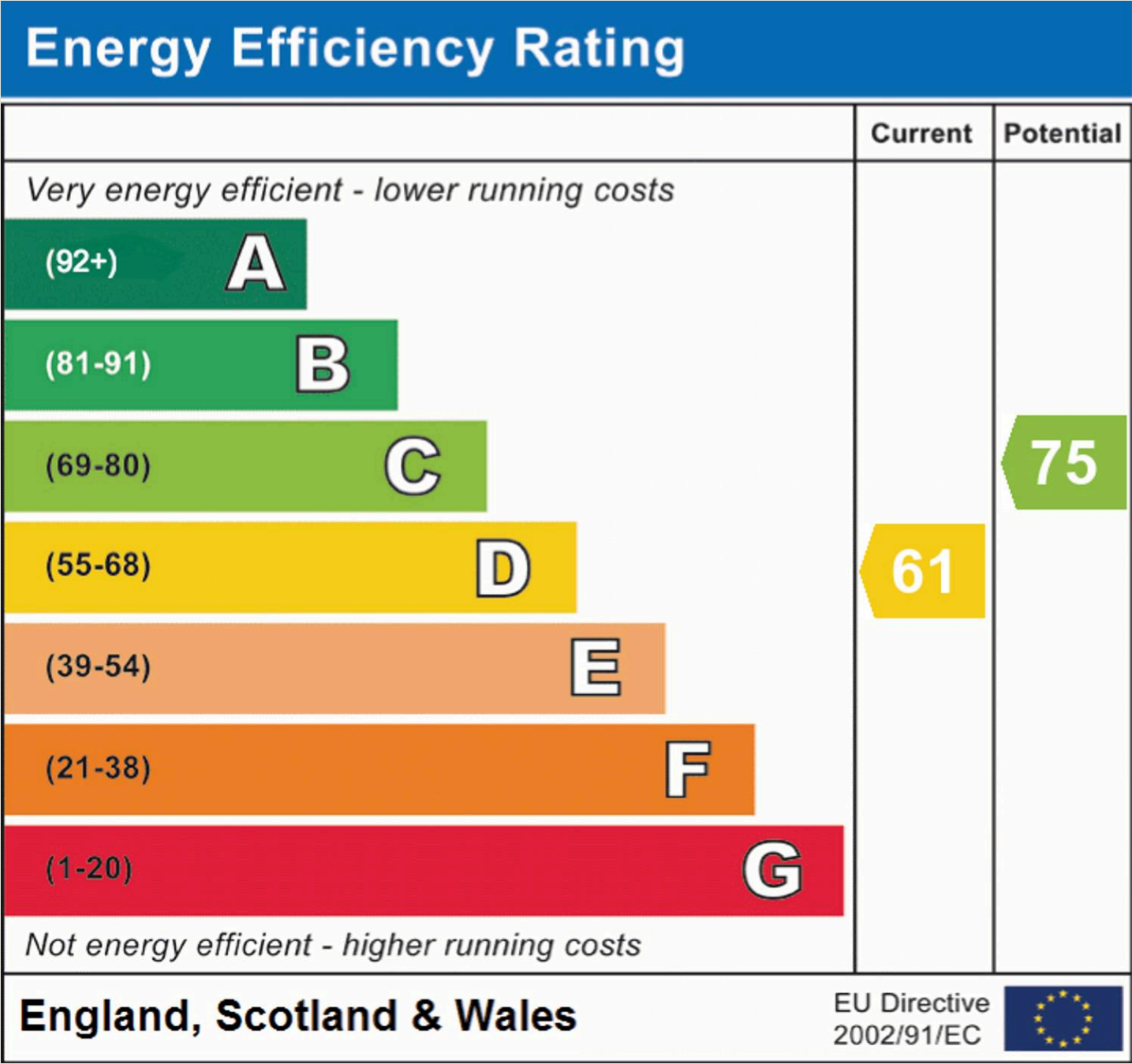
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

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PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

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