



# GRISDALES

PROPERTY SERVICES



## 12 Loweswater Avenue, Workington, CA14 3LA

**£160,000**

This is a home that truly surprises and delights at every turn. Deceptively spacious and beautifully arranged, it offers an exceptional blend of comfort, style, and versatility, all set within one of the area's most sought-after locations.

Inside, the sense of space is immediate. Two generous double bedrooms provide beautiful accommodation space while the four-piece family bathroom elevates everyday living with a touch of luxury. A convenient downstairs WC adds further practicality—perfect for modern lifestyles.

The real heart of the home lies in its flowing living space, which opens effortlessly into a substantial conservatory. Bathed in natural light, this impressive addition creates a seamless connection between indoors and out—ideal for entertaining, dining, or simply unwinding while overlooking the garden.

Step outside and the appeal continues. The larger-than-average private garden is a true standout feature—offering endless potential for outdoor living, from summer gatherings to peaceful relaxation. A driveway and garage complete the package, providing ample parking and valuable storage.

It's sure not to be around for long, call us today on 01900 829977 to be certain not to miss out!

Helping you find your perfect new home...

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

18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: [cockermouth@grisdales.co.uk](mailto:cockermouth@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity, water and drainage.

## ENTRANCE

Entrance is via glass porch leading to UPVC front door into:

## HALLWAY

Stairs to first floor, doors leading to:

## RECEPTION ROOM

16'9" x 13'11" (5.11 x 4.25)



Front aspect bay window, gas fire, door leading to:

## KITCHEN

17'3" x 8'7" (5.26 x 2.62)



Fitted with a range of cream wooden wall and base units with complimentary work surfaces, integrated electric oven and grill, integrated electric hob, inset sink and draining unit, breakfast bar seating area, understairs storage cupboard, two windows looking into:

## SUN ROOM

12'10" x 9'5" (3.93 x 2.88)



Tiled flooring, radiator, French doors leading to garden. Door leading to downstairs W.C, door leading to utility cupboard.

## FIRST FLOOR LANDING

First floor landing with doors leading to:

## BEDROOM ONE

4.39 x 3.40 (1.22m.11.89m x 0.91m.12.19m)



Front aspect double glazed window, double in size. Radiator, built-in storage cupboard.

## BEDROOM TWO

11'5" x 10'1" (3.48 x 3.08)



Rear aspect double glazed window, double in size. Radiator.

## BATHROOM



Four piece suite comprising of wet room style walk-in shower, bath, W.C and wash basin, heated towel rail, rear aspect frosted double glazed window, decorative blue wall tiling.

## FRONT GARDEN



Mainly laid to lawn with side access to the rear of the property.

## REAR GARDEN



Large grassed lawn area with decorative borders and shrubbery.

## GARAGE

17'10" x 14'10" (5.45 x 4.53)

Single in size with workshop area, manual front door, pedestrian access to the side of the garage, driveway parking in front for two vehicles.

## DIRECTIONS

W3W///rats.bigger.sentences

## COUNCIL TAX

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

## 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.

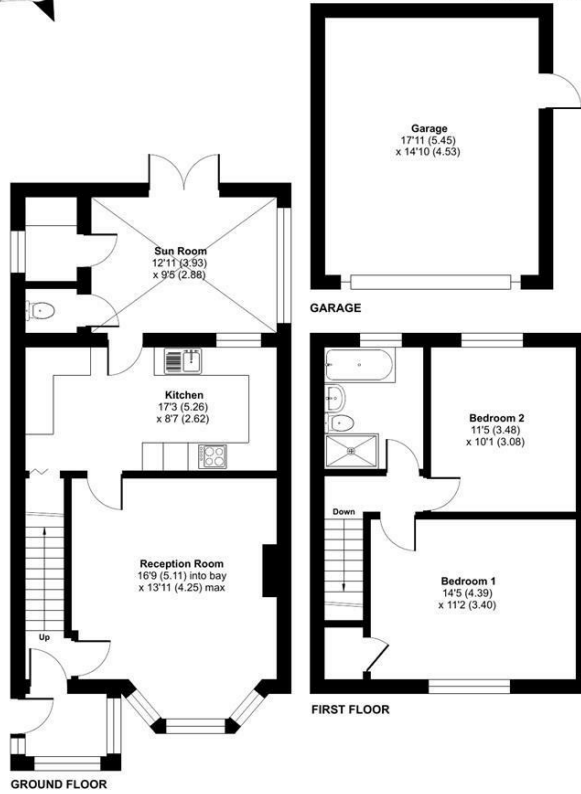
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

12 Loweswater Avenue, Workington, CA14

Approximate Area = 1040 sq ft / 96.6 sq m  
 Garage = 266 sq ft / 24.7 sq m  
 Total = 1306 sq ft / 121.3 sq m  
 For identification only - Not to scale

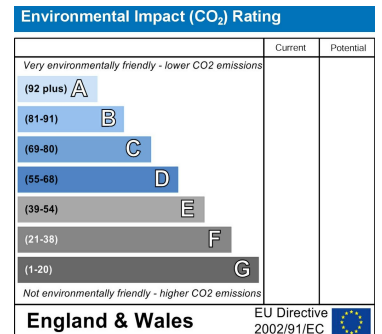
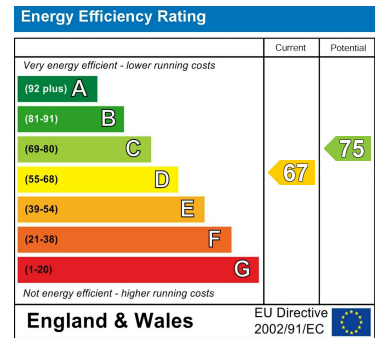


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2026. Produced for Grisdales. REF: 1455311

Area Map



Energy Efficiency Graph



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