



**75 Towers Lane, Cockermouth, CA13 9EE**

Guide Price **£275,000**

**PFK**

# 75 Towers Lane

## The Property:

Step inside this inviting three bedroom semi-detached home, perfect for families seeking comfort and space. The heart of the house is the open plan living and dining area, extended to provide ample space for family gatherings or entertaining. A bright conservatory overlooks the garden and floods the space with natural light, offering a tranquil spot for your morning coffee. Upstairs, you'll find three spacious bedrooms, two of which boast fitted or built in storage, and a bathroom complete with a full size bath for unwinding after a long day. There's even potential for further extension to a four bed, subject to the appropriate planning permissions.

Outside, the property boasts a low maintenance front garden with mature shrubbery and colourful perennials, adding a welcoming touch of greenery. The private rear garden is equally easy to care for, featuring a mix of patio and lawned areas bordered by established shrubs and hedges - perfect for summer barbeques or children's play. Ample driveway parking for up to three cars and a single detached garage provide plenty of space for vehicles and storage. Recent renovations have been carried out including a new roof two years ago, and a new gas boiler three years ago. Early viewing is highly recommended, as this lovely home is sure to attract plenty of interest.





## 75 Towers Lane

### Cockermouth

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 can be found under postcode CA13 9EE



- 3 bed semi detached
- Extended open plan lounge-dining room
- Sun room, potential for 4th bedroom (STPP)
- Driveway parking, garage & private garden
- No onward chain
- EPC rating TBC
- Council Tax: Band C
- Tenure: Freehold

## ACCOMMODATION

### Entrance Porch

9' 4" x 4' 0" (2.84m x 1.21m)

Accessed via UPVC door with double glazed inserts, further UPVC door with double glazed inserts leading to entrance hall.

### Hallway

11' 9" x 4' 8" (3.57m x 1.42m)

Stairs to first floor landing, built in understairs storage cupboard.

### Living Room

29' 2" x 10' 1" (8.90m x 3.08m)

Large dual aspect room which has been extended to create a substantial open plan lounge-dining room. Decorative coving, electric fire in marble hearth, points for TV, telephone and broadband. Space for a three piece suite and dining table for 6.

### Sunroom

10' 3" x 9' 11" (3.12m x 3.03m)

Dual aspect room with double glazed door leading to garden, wall mounted electric heater.

### Kitchen

11' 11" x 6' 11" (3.64m x 2.11m)

Rear aspect room comprising a range of base and wall storage units with a complementary wood effect countertop, 1.5 bowl composite sink with drainage board and mixer tap, four burner countertop mounted gas hob with separate electric oven, plumbing for dishwasher and undercounter washing machine. Built in storage cupboard and double glazed door leading to garden.

### Cloakroom/WC

5' 10" x 4' 9" (1.77m x 1.45m)

Ground floor cloakroom with WC and wash hand basin.



## FIRST FLOOR LANDING

5' 7" x 2' 9" (1.71m x 0.84m)

Loft access via hatch, half landing with side aspect window.

## Bedroom 1

13' 8" x 8' 10" (4.17m x 2.70m)

Front aspect double bedroom.

## Bedroom 2

9' 11" x 9' 3" (3.03m x 2.81m)

Rear aspect double bedroom with fitted wardrobes.

## Bedroom 3

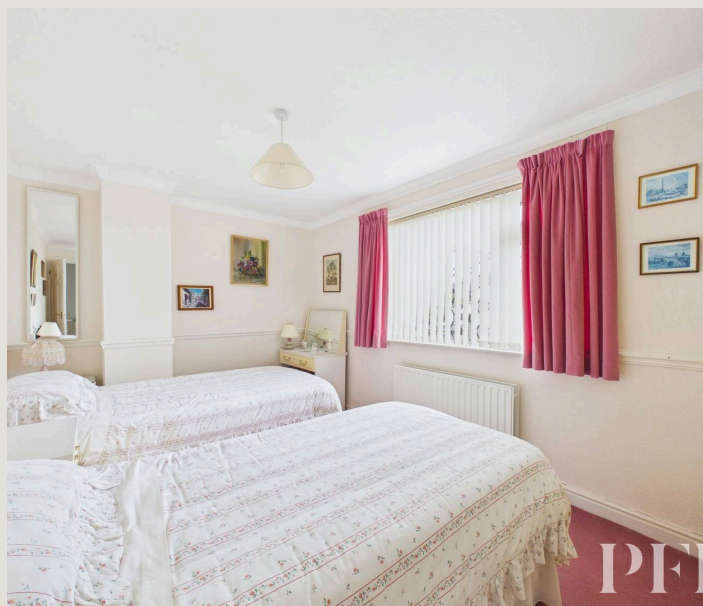
9' 5" x 7' 2" (2.87m x 2.18m)

Rear aspect bedroom with built in storage cupboard.

## Bathroom

9' 5" x 5' 11" (2.88m x 1.80m)

Front aspect room comprising three piece suite with mains powered shower over bath, WC and wash hand basin with storage unit, tiled walls.





## EXTERNALLY

### Front Garden

To the front of the property is a low maintenance garden with mature shrubbery and perennials.

### Rear Garden

Low maintenance private rear garden with patio and lawned areas and a variety of mature shrubbery and hedges.

### Driveway

3 Parking Spaces

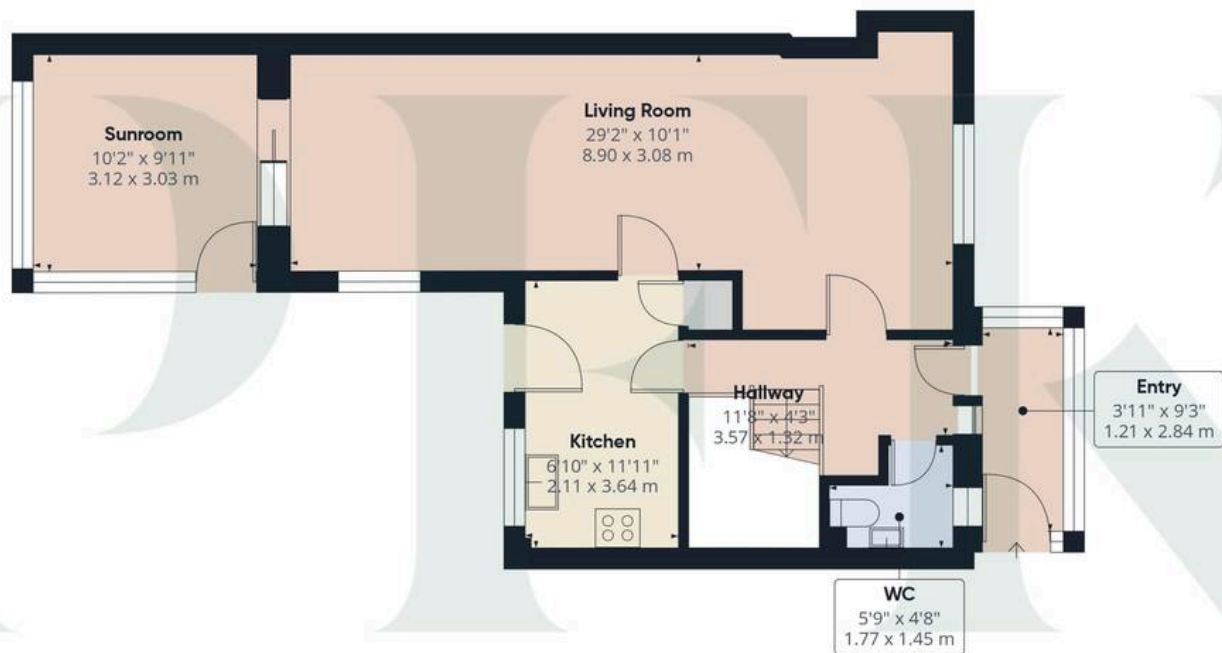
Driveway parking for three cars.

### Garage

Single Garage

Single detached garage.





Floor 0

Approximate total area<sup>(1)</sup>

1070 ft<sup>2</sup>  
99.4 m<sup>2</sup>



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 & 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.

### Referral Fee Disclosure

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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