



# GRISDALES

PROPERTY SERVICES



## 25 Lowscates Drive, Cockermouth, CA13 9DR

**£320,000**

This beautifully presented and surprisingly spacious two-bedroom detached bungalow is an absolute gem, sure to capture plenty of attention. Proudly positioned on a generous corner plot, it offers a wonderful sense of privacy while still being just moments from the town centre and all its amenities. The interior is modern, stylish, and effortlessly comfortable—perfect for relaxing or entertaining. Outside, the gardens are a fantastic blank canvas, ready for you to unleash your creativity with planting and colour.

This is a home that truly needs to be seen to be appreciated—come and take a look, you won't be disappointed!

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

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)

## WHAT YOU NEED TO KNOW

Gas heating  
Double glazing

### ENTRANCE HALL

14'6" x 15'4" (4.42 x 4.68)

Access via a front door into the inner hallway with cupboard.

### LOUNGE

15'10" x 11'5" (4.85 x 3.48)



With modern electric fire and large window to the front and side.

### KITCHEN

12'4" x 10'9" (3.76 x 3.30)



Fitted with a range of base and wall units in a Shaker style with laminate worktop over with splashback and including peninsular. Kitchen includes stainless steel sink with mixer tap, integrated double electric oven with gas hob and extractor fan over. Tile effect flooring. Integrated fridge/freezer, washing machine and storage cupboard. Large window to the side, stable type door to the conservatory.

## CONSERVATORY

10'2" x 6'0" (3.12 x 1.85)



With door to the rear, tiled floor and fan.

### BEDROOM 1

12'7" x 10'4" (3.84 x 3.15)



Double room to the front.

### BEDROOM 2

11'1" x 10'5" (3.38 x 3.18)



Double room to the rear.

## BATHROOM



Fitted with bath and shower over, wash basin and w.c. Ceramic tiles to the wall, window to the rear.

## PARKING & GARAGE

16'7" x 9'3" (5.08 x 2.84)



There is parking on the front drive and a single garage

## FRONT GARDEN



Garden to the front with shrub and floral borders.

## REAR GARDEN



Larger garden to the rear with lawn and borders, established shrubs etc.

## DIRECTIONS

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From Lorton Street proceed it Lorton Road. Turn right onto Vicarage Lane and take the next left onto Lowscates Drive and the property can be found on the right hand side.

## OWNER'S COMMENTS

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## COUNCIL TAX

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

## 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

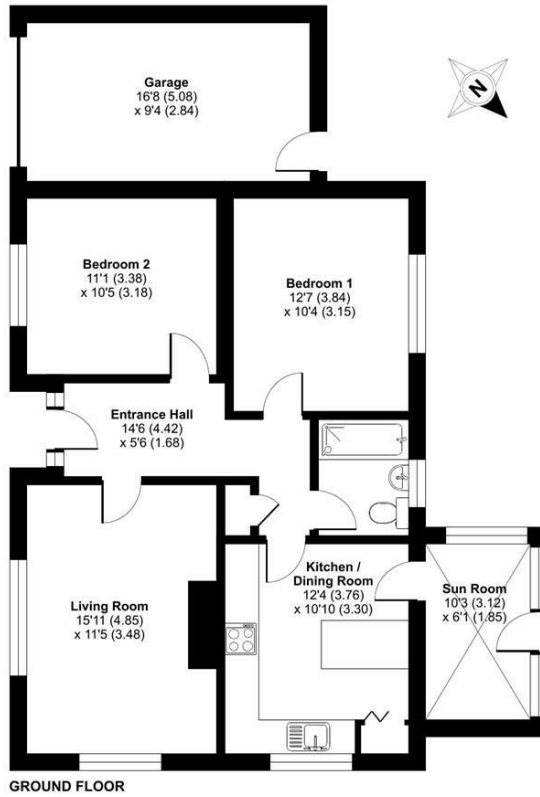
### Lowcales Drive, Cockermouth, CA13

Approximate Area = 799 sq ft / 74.2 sq m

Garage = 156 sq ft / 14.5 sq m

Total = 955 sq ft / 88.7 sq m

For identification only - Not to scale

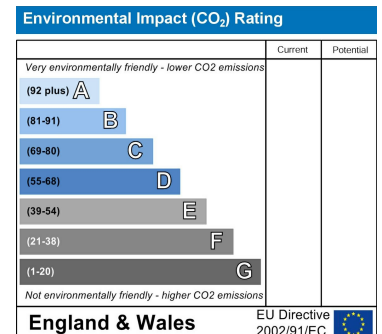
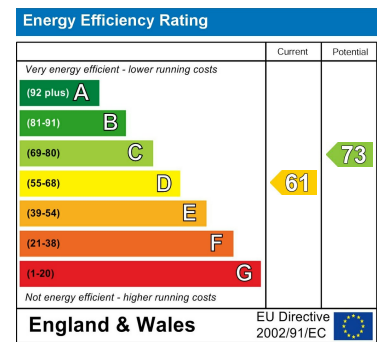


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictxcom 2025. Produced for Grisdales. REF: 1440900

## Area Map



## Energy Efficiency Graph



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