



6 LOWESWATER CLOSE | COCKERMOUTH | CUMBRIA | CA13 9LL

OFFERS OVER £350,000







## SUMMARY

This lovely detached modern home in Loweswater Close, Cockermouth is a must-see. This family home has been well maintained by the long running owners and includes an entrance hall with useful ground floor WC, a decent size living room with bi-fold doors leading into a separate dining room, a modern fitted kitchen and separate utility, a main bedroom with en-suite shower, three further decent bedrooms and a family bathroom. There is a generous sloping drive at the front with an integral garage and the gardens are delightful and perfect for summer entertaining. This is a really great home so make sure you book a viewing soon!

EPC band D

## GROUND FLOOR ENTRANCE HALL

A part double glazed PVC front door leads into hall with doors to rooms, stairs to first floor, radiator, wood style flooring, coved ceiling

## GROUND FLOOR WC

Double glazed window to front, hand wash basin with cupboard under, low level WC. Radiator, wood style flooring

## LIVING ROOM

Double glazed window to front, double radiator, gas flame effect fire with surround, wood style flooring, coved ceiling, bi-fold doors open into dining room

## DINING ROOM

Double glazed patio doors lead into garden, space for family table and chairs, radiator, coved ceiling, wood style flooring

## KITCHEN

A double aspect room with double glazed windows to side and rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, gas 5 ring hob with extractor and eye level oven, breakfast bar, tiled flooring, under stairs storage cupboard, opening to utility, door from dining room, personal door to garage

## UTILITY ROOM

Double glazed window to rear, part double glazed door into garden, work surface with storage units, space for fridge freezer and washing machine, radiator, tiled flooring

## FIRST FLOOR LANDING

Doors to rooms, built in airing cupboard, access to loft space

## BEDROOM 1

Double glazed bay window to front, radiator, built in wardrobes, door to en-suite

## EN-SUITE SHOWER ROOM

Double glazed window to front, shower enclosure, hand wash basin with cupboard under, low level WC. Radiator, extractor fan

## BEDROOM 2

Double glazed window to front, radiator, dado rail

## BEDROOM 3

Double glazed window to rear, radiator

## BEDROOM 4

Double glazed window to rear, radiator

## FAMILY BATHROOM

Double glazed window to rear, panel bath with shower attachment, bidet, hand wash basin on worktop with cupboard under, low level WC. Radiator, tiling to half wall height, extractor fan

## EXTERNALLY

To the front of the property there is a two vehicle block paved sloping drive leading up from the roadside to the front door and access to the garage. EV charger to side of garage. Side gate into rear garden.

The rear garden is a decent size and is enclosed, including a split level paved patio terrace with space for potted plants and dining furniture plus a sloping area laid to lawn.

Single integral garage with up and over door, wall mounted boiler, light and power connected, space for tumble dryer, personal door into kitchen

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: D

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 14Mbps / Superfast 75Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE & 3 have good signal outside and variable indoors. O2 & Vodafone have no signal inside but are ok outdoors (The seller indicates they get good signal from Vodafone indoors and outside & O2 is good outside but variable indoors)

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

From the office turn left by Mitchells into Victoria Road and at the right hand bend turn left into the top of Kirkgate, bearing immediately right into Windmill Lane. Take the 7th turn on the left into Slatefell Drive and right into Gable Avenue. Take the first cul de sac on the right which is Loweswater Close and the property will be situated on the left hand side.

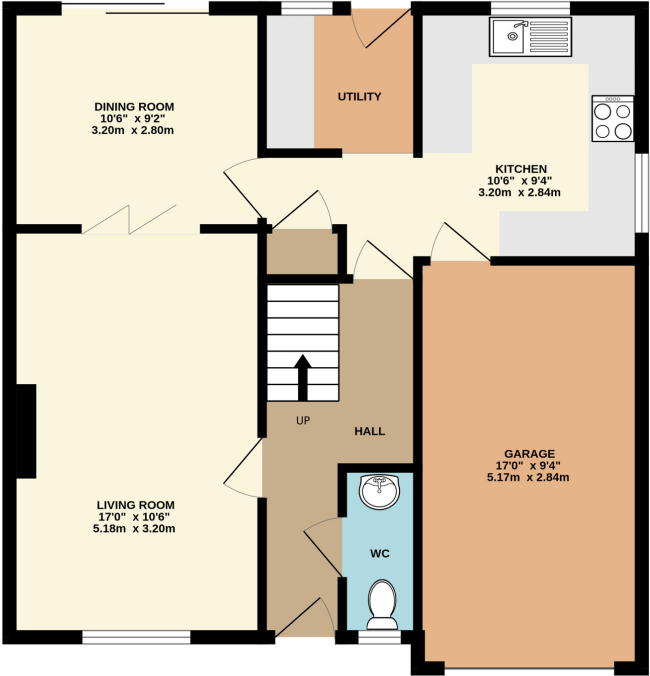




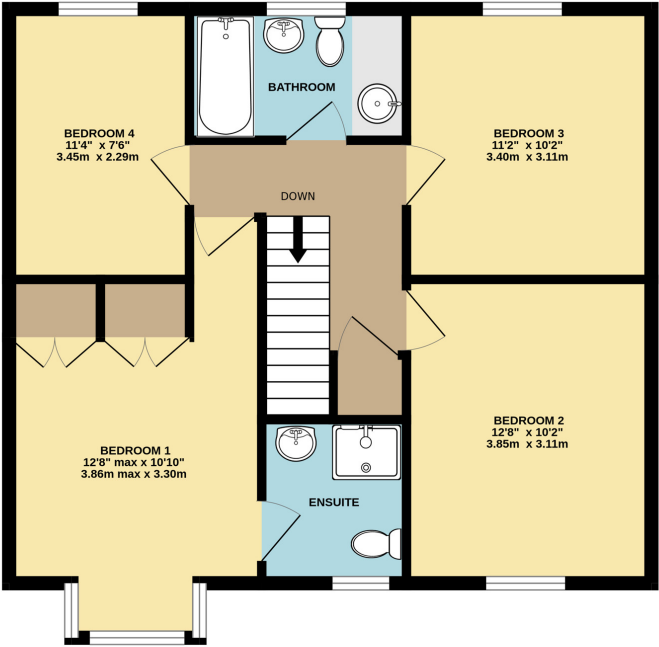




GROUND FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	96
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	60	96
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		