



# GRISDALES

PROPERTY SERVICES



**35 Low Road Close, Cockermouth, CA13 0GU**

**£125,000**

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

Tucked away in a charming corner of Cockermouth, this bright and cheerful home is ready to inspire your next chapter! Whether you're stepping onto the property ladder or seeking a smart investment, it offers the perfect blend of comfort, style, and location. Set within a development of similar apartments, you can enjoy a peaceful setting while being just a short, level stroll from Cockermouth's vibrant town centre, packed with shops, cafés, and everyday conveniences. With the A66 nearby, the Lake District and the west coast are easily accessible.

Inside, a well-presented communal area leads to the second floor, where a spacious hallway provides access to two inviting double bedrooms and a modern bathroom. The bright and airy lounge/dining area is perfect for relaxing or entertaining, with double doors opening into a stylish kitchen. Outside, beautifully maintained communal gardens and an allocated parking space complete this fantastic home.

**Helping you find your perfect new home...**

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

**www.grisdales.co.uk**

## WHAT YOU NEED TO KNOW

Electric panel heaters  
Double glazing.

## COMMUNAL ENTRANCE HALL

With stairs leading to second floor landing with access to:

## INNER HALL

With cupboard housing cylinder, television point and fuse box.

## LOUNGE

18'6" x 11'2" (5.65 x 3.42)



A lovely light and airy room with window to front elevation and Juliette balcony overlooking the car park, tv and telephone points, space for dining; double doors leading into:

## KITCHEN

10'4" x 8'1" (3.15 x 2.48)



Well fitted with a good and practical range of base and wall units in beech effect with grey laminate work surface over with ceramic tiled splashback in contrasting grey. The kitchen includes 1 1/2 bowl stainless steel sink, integrated washing machine; chrome and black integrated electric oven, with 4-ring hob and stainless steel extractor fan. Integrated fridge freezer and ceiling mounted spotlighting; wood effect vinyl floor covering.

## BEDROOM 1

12'11" x 9'6" (3.95 x 2.91)



Spacious double room with aspect to the rear.

## BEDROOM 2

12'11" x 8'11" (3.94 x 2.72)



Rear aspect, double room.

## BATHROOM

6'2" x 5'6" (1.89 x 1.70)



White bath with plastic side panelling with tap connected shower over; ceramic tiles around bathroom fittings; wash hand basin and low level wc; white wall mounted electric heater.

## PARKING



There is allocated parking for one car along with visitors' parking.

## EXTERNAL



There is use of the communal gardens to the rear of the development.

## DIRECTIONS

From Main Street, Cockermouth proceed in a westerly direction, passing The Trout Hotel. Go over the mini roundabout and passing Aldi and by the Lloyds garage turn left into Low Road Close, follow the road around, bearing right to the development of apartments.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band B.

## VIEWING ARRANGEMENTS

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.

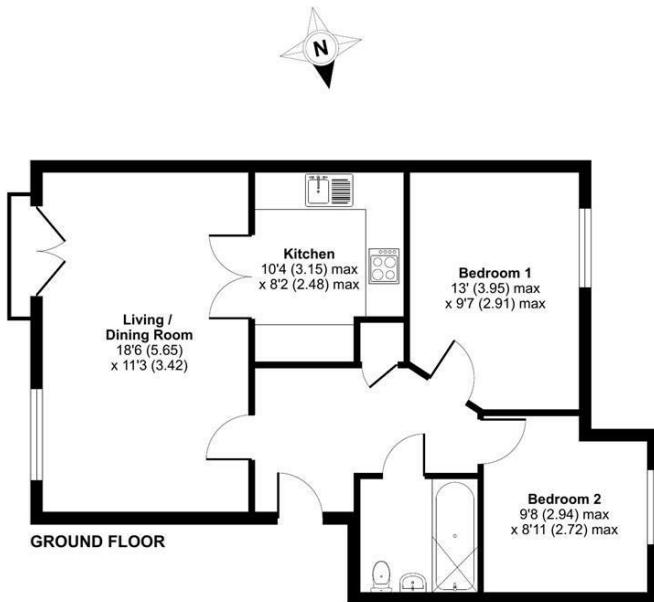
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

### Low Road Close, Cockermouth, CA13

Approximate Area = 625 sq ft / 58 sq m  
For identification only - Not to scale

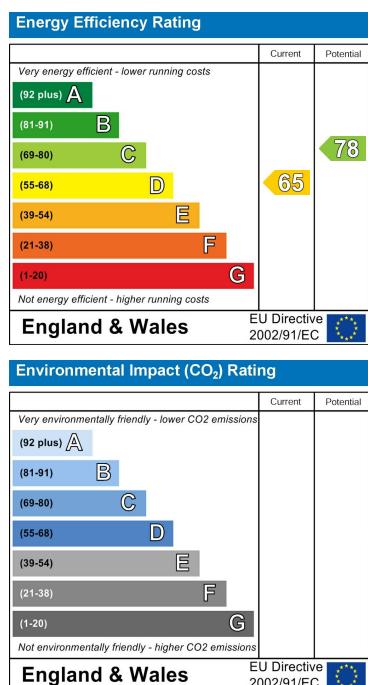


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grisdales. REF: 1360683

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.