



Stunning views over the river Ellen

Spacious, modern kitchen with integrated appliances

Two spacious double bedrooms

Immaculate and tastefully decorated throughout

Lounge with French doors and balcony

Well kept bathroom and en suite



Boasting stunning, elevated views over the river Ellen this property has lots to offer. Having been well cared for by the current owner the property is in an immaculate condition, tastefully decorated throughout and ready to move into. Being located on the first floor the property enjoys the views over the river from an elevated position and the views can be seen from the lounge and balcony and also from two bedrooms. The picturesque harbour is a stone's throw away and Maryport centre is within easy walking distance. Accommodation comprises briefly of: hallway, lounge with French door opening up to the balcony. There is also a spacious kitchen with integrated appliances. There are two double bedrooms with the master benefiting from an en suite and there is also a main bathroom. The property has allocated parking and viewing is a must to appreciate the fantastic condition of the property and also the views on offer.

ACCOMMODATION

Entrance into:

Hallway

Through a solid wood door, the spacious hallway has an alcove ideal for storage. There is Karndean flooring, single panel radiator, power points and the hallway leads to the lounge, kitchen, both bedrooms and the bathroom.

Kitchen 15' 0" x 10' 1" (4.57m x 3.07m)

A lovely, spacious and modern kitchen which has a range of wall and base units with a complementary solid wood work surface. Integrated fridge/freezer and integrated dishwasher. Built-in double electric oven, separate gas hob with a glass splashback and stainless steel extractor above. Sink 1.5 with drainer board and mixer tap. Karndean flooring, sunken ceiling spotlights and a double panel radiator. Houses the Worcester combi boiler.



Lounge 13' 5" x 10' 6" (4.09m x 3.20m)

Immaculate lounge boasting stunning views over the river Ellen through the uPVC double glazed French doors which open out onto the balcony. Satellite point, TV point and phone point. Karndean flooring, sunken ceiling spotlights, double panel radiator and a uPVC double glazed window.

Bedroom two 14' 10" x 8' 5" (4.52m x 2.56m)

Spacious second bedroom with Karndean flooring, single panel radiator and a uPVC double glazed window enjoying the lovely views.



Master bedroom 14' 9" x 9' 9" (4.49m x 2.97m)

Spacious double bedroom with Karndean flooring, double panel radiator and a uPVC double glazed window boasting the picturesque views. Leads to the en suite.

Master en suite 8' 3" x 4' 7" (2.51m x 1.40m)

Well cared for en suite comprising of a shower cubicle with the controls integrated into a tiled surround. WC and hand wash basin integrated into a white vanity unit. Shaver point, large chrome heated towel rail and there is an extractor.

Bathroom 7' 0" x 5' 6" (2.13m x 1.68m)

The immaculate bathroom has a bath and the WC and hand wash basin built into a white vanity unit. Shaver point, sunken ceiling spotlights, chrome heated towel rail and extractor



Exterior

The property benefits from an allocated parking space.

TENURE:

We have been informed by the vendor the property is leasehold at a cost of £60 per month.



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NOTE

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