



**Offered for sale with no forward chain**

**Two reception rooms**

**Walking distance to local amenities**

**Popular coastal town**

**Ideal buy to let investment**

**Quiet popular side street**

**Enclosed rear yard**

**Two double bedrooms**



Offered for sale with no forward chain this well presented, traditional terraced property is set on a popular quiet side street within easy reach of Maryport town centre which has a range of shops and amenities and also the attractive harbour, which is just a short walk away. The property is ideal for first-time buyers couples or perhaps an investor as a buy to let opportunity. The property has been recently decorated and had new carpets and flooring laid in the reception rooms and bedrooms. The accommodation briefly comprises light and airy lounge with feature fireplace, versatile dining room, kitchen and bathroom, to the first floor are two good sized double bedrooms with the front bedroom benefiting from fitted wardrobes, externally the property benefits from a low maintenance enclosed rear yard. Viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### Lounge

A bright and spacious lounge, featuring a gas fire set into the chimney breast with decorative wooden surround and stone hearth. Modern neutral decor and wood effect laminate flooring, with decorative coving to the ceiling, uPVC double glazed window and uPVC double glazed door with frosted glass and frosted top light, with single panelled radiator and access into the inner hall.



### Inner Hall

Stairs to the first floor and access into the dining room.

### Dining room

A versatile second reception room, which would make a fantastic dining room, sitting room or perhaps playroom, with useful under stairs storage cupboard, wood effect laminate flooring and neutral decor, uPVC double glazed window overlooking the rear of the property and single panelled radiator, provides access into the kitchen.



### Kitchen

Having a range of contemporary white wall and base units with contrasting work surfaces and tiled splash backs, stainless steel sink and drainer unit with mixer tap, built-in electric oven with stainless steel gas hob set into the worktop above. Space for undercounter fridge, wood effect flooring, uPVC double glazed window overlooking the rear of the property and wooden door providing access out onto the rear yard, also houses the Baxi Combi boiler, with access into the bathroom.

### Bathroom

Suite briefly comprising of pedestal sink, toilet, bath with electric shower above, fully tiled walls, double panelled radiator, uPVC double glazed frosted glass window and wood effect laminate flooring.

### First floor Landing

Provides access into two double bedrooms.

### Bedroom one

A good size double bedroom benefiting from fitted wardrobes, with sliding mirrored doors, uPVC double glazed window overlooking the front of the property with single panelled radiator below.



### Bedroom two

A second well-proportioned double bedroom with useful built-in storage cupboard, UPVC double glazed window overlooking the rear of the property and double panelled radiator below.

## Externally

To the rear of the property is a low maintenance enclosed rear yard with gated access.

## TENURE

We have been informed by the vendor the property is freehold

## COUNCIL TAX BAND

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## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

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**NOTE**

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



