



**Offered for sale with no forward chain**

**Spacious lounge with bay window**

**Benefits from three double bedrooms**

**Plenty of kerb appeal with its sandstone frontage**

**Spacious home set over three floors**

**Large second reception room, ideal dining room**

**Yard with useful store/utility**

**Walking distance to shops and town centre**

Set on a row of attractive sandstone fronted properties, is this spacious three-bedroom home. Set over three floors, the property offers plenty of living space and certainly has a convenient location. A walk up the road and you will find supermarkets, walk a little further and you will be in the heart of Maryport town centre. The picturesque harbour where you can enjoy coffee with friends or family and appreciate a view is just 10 to 20 minute walk away. Now whilst in need of some modernisation, the property offers good value for money and will be ideal for a first-time buyer, couple or may also catch the attention of an investor. As an added bonus, the property is offered for sale with no forward chain. Step inside you'll find yourself in the hallway, where you will notice the attractive stained glass, original doors, that are found on the ground floor. The first reception room is a spacious lounge, boasting a bay window with a window seat below that looks out to the front. There is a second reception room which offers plenty of versatility and would make an ideal sitting room or dining room as it adjoins the kitchen. The kitchen is of a good size and leads to a rear hall, which in turn provides access to the bathroom. Heading up to the first floor, you will find two spacious double bedrooms and stairs leading up to the third bedroom, located in the former loft space. Externally, there is a traditional low wall and iron railings, associated with a property of this period. The property has a yard at the rear, that has gated access and a spacious utility/store which has plumbing for a washing machine and plenty of space for a tumble dryer or fridge freezer. Viewing is highly recommended to fully appreciate all this property has to offer.

## ACCOMMODATION

### Hallway

The hallway is accessed via a stylish composite door, which has decorative frosted glass panels and a numbered top panel. The hallway features decorative coving, dado rail, modern laminate flooring and a radiator. Eye-catching doors with stained glass panels leads to the lounge, dining room and there are stairs to the first floor landing.

### Lounge

The first of the two reception rooms, which are both interchangeable, is this well presented lounge. A lovely feature is the uPVC double glazed bay window which has fitted blinds and a window seat below. There is a marble hearth, with matching insert and wooden surround. The room has decorative coving, laminate flooring and a double panel radiator.



### Dining room

The larger of the two reception rooms adjoins the kitchen and makes an ideal dining room. However if desired, could be used as the main lounge. The room features decorative coving, dado rail, an under stairs storage cupboard and a radiator. There is a fireplace, and a uPVC double glazed window allows in plenty of natural light. An attractive door with stained glass windows leads through to the kitchen.



### Kitchen

The kitchen incorporates a range of wall and base units, with a complementary worktop. There is a stainless steel sink with drainer board and mixer tap. There is space for a cooker and the kitchen also houses the boiler. There is a uPVC double glazed window and a door that leads to the rear hall.

### Rear hall

The rear hall has a large, storage cupboard and leads to the bathroom, whilst a half glazed uPVC door leads out to the yard.

### Bathroom

Comprises of a bath with shower above. There is a toilet and pedestal hand wash basin. The bathroom has fully tiled walls, tile flooring and a uPVC double glazed frosted window.

### Utility/store

Accessed from the yard, is a utility with plumbing for a washing machine and space for a tumble dryer. There are numerous power points and plenty of space to use as storage.



### **First floor landing**

The landing provides access to the first two bedrooms and there are stairs up to the third bedroom in the former loft space.

### **Bedroom one**

A spacious, double bedroom benefiting from a built-in cupboard. There is a radiator and a uPVC double glazed window to the front.

### **Bedroom two**

The second double bedroom has a radiator and a uPVC double glazed window to the rear.

### **Bedroom three**

A large room featuring a radiator, an exposed chimney breast and a uPVC double glazed window.

### **Exterior**

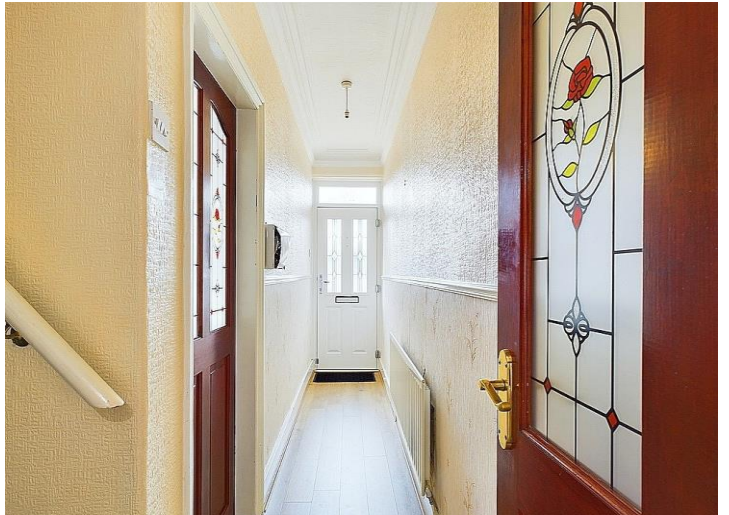
At the rear of the property, there is a large yard with plenty of space to sit out and enjoy the sunshine. The yard benefits from gated access and there is a door that leads to the utility/store.

### **TENURE**

We have been informed by the vendor that the property is freehold.

### **COUNCIL TAX BAND A**

### **EPC TBC**



## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.




## 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.





<p style="text-align: center;">Ground Floor</p>	<p style="text-align: center;">Floor 1</p>	 <p><b>Approximate total area<sup>(1)</sup></b> 1247.69 ft<sup>2</sup></p> <p><b>Reduced headroom</b> 55.28 ft<sup>2</sup></p>
<p style="text-align: center;">Floor 2</p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: center;"><b>GIRAFFE360</b></p>