



Beautifully presented and ready to move into

Parking for two cars at the rear

Large bathroom with spa bath and steam shower

Good size garden with decked seating area

Ideal for first time buyers

Three good size bedrooms

Stylish, modern kitchen diner

Popular residential area

Walking distance to the town centre

Built in wardrobes

This deceptively spacious and beautifully presented, three bedroom home is situated in the popular coastal town of Maryport. The property offers excellent transport links, with its close proximity to the A66 and the A595, and is just a ten minute walk to the town centre, with its wide variety of amenities including shops, pubs and cafes. Just a further ten minutes and you will find yourself at the popular harbour, and popular local schools are also within walking distance. Immaculate throughout, the property is ready to move into and would suite a range of buyers, including, first time buyers, couples, and families. The accommodation briefly comprises, entrance hall, beautifully presented lounge, and stylish, open plan kitchen diner. To the first floor there are three well presented and good sized bedrooms, two boasting built in wardrobes and the third a built in high sleeper bed. The large family bathroom is also located by the bedrooms, with a spa bath and steam shower. Externally, the property enjoys a pleasant front garden, which is walled around, to the rear is an elevated lawn which is fenced around and there is also a lovely, recently installed decked seating area with a useful shed to the rear. A gravelled parking area to the rear of the garden, offers off-road parking for two cars.

ACCOMMODATION

Entrance hall

Entered through a modern uPVC double glazed door, the well presented entrance hall gives a glimpse into the finish of this lovely property. There is tasteful, modern décor, an under stairs storage cupboard and a radiator fitted with a modern radiator cover. The hallway features wood effect flooring, ceiling spotlights and provides access to the first floor via the stairs and into the kitchen diner and lounge.

Lounge

The beautifully presented lounge has a feature wall to the rear, which incorporates two useful built-in storage cabinets and wall mounted TV connections with a modern, log effect glass fronted electric fire sitting below. There is a uPVC double glazed window which overlooks the front of the property and provides plenty of natural light with double panelled radiator below. The room is tastefully decorated with ceiling spotlights.

Kitchen diner

The stylish, modern open plan kitchen diner incorporates a range of contemporary, high gloss, white wall, and base units, with contrasting granite effect work surfaces and wood effect splash backs. There is a 1.5 composite sink and draining unit with mixer tap, featuring stylish, rose gold handles and accessories. There is a built-in electric oven with integrated extractor hood above, glass splashback and kick board LED lighting, for convenience the kitchen features a range of integrated appliances including a washing machine and dishwasher. There is space to house an American-style fridge freezer, and ample space for a table and chairs. To the dining area there is a stylish, wall mounted vertical radiator, wall mounted TV connections and ceiling spotlights. There is wood effect flooring, two uPVC double glazed windows and a uPVC double glazed door leading onto the rear garden.

First floor landing

Here you will find a continuation of the neutral, modern décor. The landing has a uPVC double glazed window for additional light, loft access and ceiling spotlights. Provides access into three bedrooms and the family bathroom.



Master bedroom

Located at the front of the property, the bright and spacious, master bedroom features two built-in wardrobes, offering excellent storage, wall mounted TV connections and ceiling spotlights. The bedroom has modern décor, a uPVC double glazed window overlooking the front of the property and a radiator.

Bedroom two

A second well presented and well proportioned double bedroom also boasting built-in fitted wardrobes. There is ceiling spotlights, a uPVC double glazed window, a radiator and the room is tastefully decorated.

Bedroom three

A generously proportioned third bedroom, which features a built-in high sleeper bed with internal spotlights and fitted storage drawers ideal for young children. There is modern décor, ceiling spotlight, a uPVC double glazed window, TV connections and a radiator.

Family bathroom

The contemporary modern bathroom boasts a large, steam shower pod with multiple jets, set over a corner bath with Jacuzzi jets and sliding glass curved doors. There is a modern, built-in vanity unit housing the ceramic hand wash basin with mixer tap and a push button flush toilet. The bathroom features a towel heating radiator, tile effect flooring, a uPVC double glazed frosted glass window, ceiling spotlights and an extractor fan.

Externally

To the front of the property is a pleasant, gated front garden, which is mostly laid to lawn. To the rear of the property, is a large, elevated rear garden, with gated pathway from the rear of the property, split into a lawn area and a recently installed decked seating area. There is a useful, storage shed and gated access to a gravelled parking area at the rear, which provides off-road parking for two vehicles.



TENURE

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

COUNCIL TAX BAND A

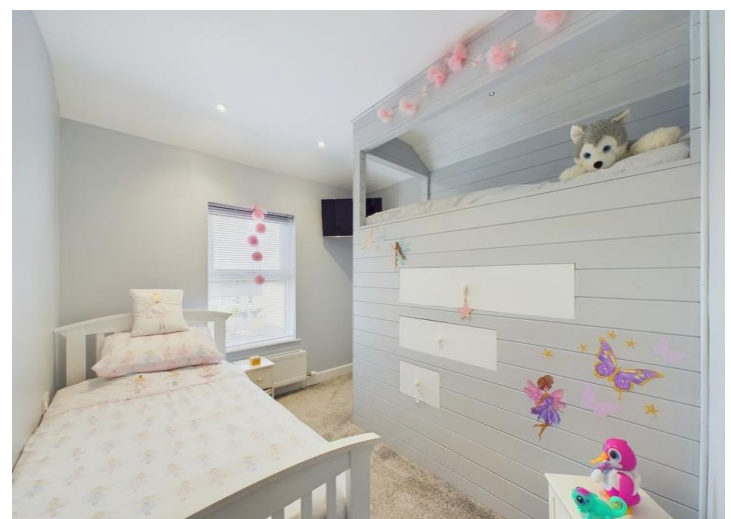
EPC E

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.

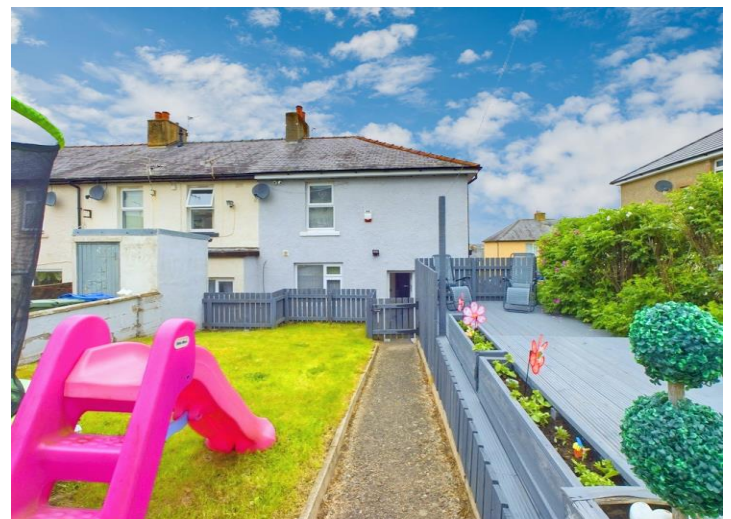
MORTGAGES

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
808.64 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360