



**Offered for sale with no forward chain**

**Recently decorated throughout**

**Ideal for first time buyers**

**Walking distance to the town centre**

**Quiet dead-end street**

**Three bedrooms**

**Modern kitchen and bathroom**

**Great investment property**

**Close to local amenities**

**Well presented throughout**

Offered for sale with no forward chain, is this well presented, traditional terraced home. The property would be an ideal purchase for a first time buyer, couple or perhaps a buy to let investor. The property has been decorated throughout with tasteful modern décor, new carpets and flooring, and a contemporary modern kitchen and bathroom. Located on a quiet residential street, the property is just a short walk to a nearby convenience store. Maryport town centre, with its wide range of shops and picturesque harbour, is just a few minutes walk away. Local schools are also within easy reach of the property. The property is deceptively spacious, and set over three floors, the accommodation comprises briefly of entrance vestibule, well presented lounge with multi-fuel stove and access to a modern kitchen. There is also access to a rear lean to which has plumbing for a washing machine and electric points. To the first floor, there is a large, well presented master bedroom and recently fitted bathroom. To the second floor, there are two further recently decorated and carpeted bedrooms. Externally, there is a shared rear lane for access. Viewing is highly recommended.



## ACCOMMODATION

### Entrance vestibule

Entered through a uPVC double glazed door with frosted patterned glass panel. There is decorative panelling to the walls and ceiling, decorative coving and a uPVC double glazed frosted glass top light. A wooden glazed door leads into the lounge.

### Lounge

Recently decorated, the well presented lounge features a multi-fuel stove set into a tiled hearth, with tiled surround and wooden mantle above. A uPVC double glazed window overlooks the front of the property, and the room is tastefully decorated with modern décor. There is decorative coving, and a radiator. Stairs lead to the first floor and a wooden glazed door leads into the kitchen.



### Kitchen

Fitted with a range of stylish, high gloss white wall and base units, with contrasting wood effect work surfaces, and modern metro tile style splash backs. There is a built-in electric oven, with black glass gas hob, set into the worktop above. A stainless steel sink and draining unit with mixer tap is placed below a uPVC double glazed window, overlooking the lean to. The kitchen has space for an undercounter fridge, grey wood effect vinyl flooring ceiling spotlights and a uPVC double glazed door with frosted glass.

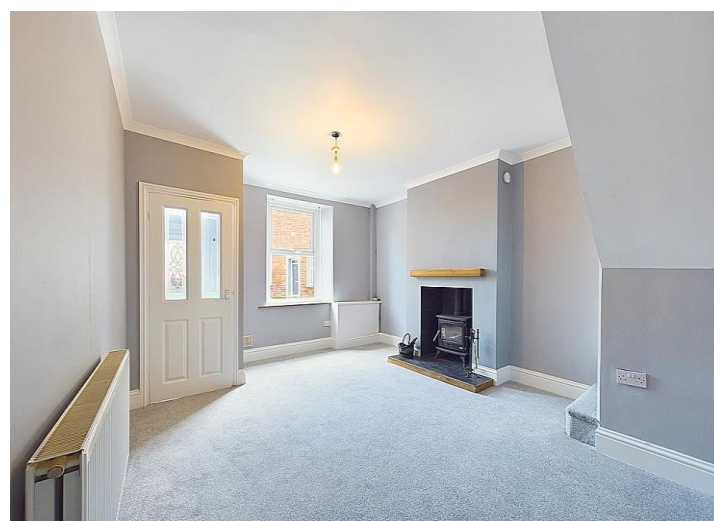


### Rear lean to

A useful rear lean to, with uPVC double glazed windows, wooden double glazed door, corrugated ceiling, electric socket point and plumbing for washing machine.

### First floor landing

Providing access into the master bedroom and family bathroom, with stairs to the second floor.



### **Master bedroom**

Recently decorated, the well presented double bedroom has tasteful, neutral décor, a useful under stairs storage area, TV connections, decorative coving, central ceiling rose and a uPVC double glazed window overlooking the front of the property, with a radiator below. decorative coving and central ceiling.

### **Bathroom**

A contemporary, modern fitted bathroom, with suite briefly comprising of a pushbutton flush toilet, a pedestal sink with mixer tap, and a bath with mixer tap and modern, electric shower above. There is a hinged glass shower screen, and the bathroom has recently been tiled around the shower and bath. There is a built-in wall cabinet, housing the boiler, tasteful, modern décor, a chrome towel heating radiator and grey oak effect vinyl flooring.

### **Second floor landing**

The second floor landing provides access to two further bedrooms and benefits from a uPVC double glazed window providing natural light.

### **Bedroom three**

A well presented and recently decorated bedroom, with a Velux skylight window and a radiator. There is tasteful, neutral décor, and a newly fitted grey carpet.

### **Bedroom two**

The light and spacious double bedroom has also been recently decorated with neutral décor there is a uPVC double glazed window overlooking the front of the property, a radiator and a newly fitted grey carpet.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC TBC**





## LOW FEES, LOCAL EXPERTISE

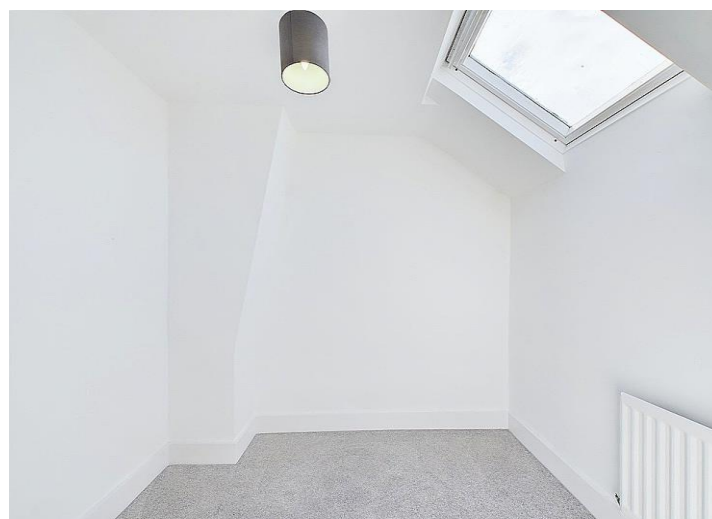
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## MORTGAGES

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



Floor 2

Approximate total area<sup>(1)</sup>  
709.6 ft<sup>2</sup>

Reduced headroom  
12.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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