



Well presented traditional terraced home

Walking distance to local amenities

Stylish modern family bathroom

Ideal for first-time buyers

Three bedrooms

Contemporary modern kitchen

Quiet residential street

Close to local amenities

This lovely, well presented, traditional terraced home is located on a quiet popular residential street and would be an ideal property for first time buyers, or even as a 'buy to let' property, located in the harbour town of Maryport, the town centre is just a few minutes drive away and within easy walking distance, is the local convenience store which is just a short stroll from the property. The picturesque harbour, where beautiful harbourside walks are to be enjoyed, is just a short drive away and popular local schools are also within easy reach. The accommodation, has recently been decorated throughout and is ready to move straight into and briefly comprises of, entrance hall, spacious open plan, light and airy dual aspect lounge, a contemporary, modern kitchen, and a stylish, modern family bathroom. To the first floor, there are three, beautifully presented bedrooms. Externally the property benefits from a low maintenance rear yard with gated access. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted patterned glass panels, the entrance hall provides access to the first floor via the stairs and into the lounge diner.

Lounge diner

A spacious, light, and airy dual aspect open plan lounge diner, with modern neutral décor and decorative coving to the ceiling. To the dining area, there is a single panel radiator and a built-in storage cupboard housing the meters with a uPVC double glazed window, overlooking the front of the property. To the lounge area, there is a modern gas fire suite, with hearth, mantle and stone surround, there is a TV point, a uPVC double glazed window overlooking the rear garden, and access into the kitchen.



Kitchen

A contemporary, modern kitchen, with a range of cream wall and base units, with contrasting work surfaces and matching splash backs. There is a stainless steel sink and drainer unit with mixer tap, a built-in double electric oven, a stainless steel gas hob built into the worktop. The kitchen features a breakfast bar area, with wall cabinets above, a double panel radiator, plumbing for a washing machine, an integrated fridge freezer and a uPVC double glazed window overlooking the rear of the property, with open access to the rear hall.



Rear hall

With fully tiled walls and tiled flooring, a composite door with frosted glass leads out onto the rear of the property, and access into the bathroom.

Bathroom

A stylish, bathroom incorporating a modern suite, briefly comprising of a 'P' shaped shower bath, with hinged glass shower screen, mixer shower, with both rainfall and jet showerhead attachments, a modern, vanity unit incorporating a hand wash basin with mixer tap, and a concealed cistern toilet. The bathroom also benefits from a modern, anthracite, wall mounted towel heating radiator, a uPVC double glazed window with frosted glass, extractor fan and spotlights to the ceiling. With modern fully tiled walls, tiled flooring, and PVC panelling to the ceiling.



First floor landing

With modern décor and loft access to the ceiling, there are contrasting oak wooden doors, providing access into the bedrooms and a useful built-in storage cupboard.

Master bedroom

This beautifully presented, spacious master bedroom has a wall mounted TV point, a single panel radiator, a recessed area, ideal for wardrobes and a uPVC double glazed window, which overlooks the front of the property.

Bedroom two

Beautifully presented, single bedroom with lovely modern décor, a single panel radiator and a uPVC double glazed window.

Bedroom three

A third, well presented bedroom, with stylish modern décor, a single panel radiator and a uPVC double glazed window, overlooking the rear of the property.

Externally

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

TENURE

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

COUNCIL TAX BAND A

EPC D



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MORTGAGES

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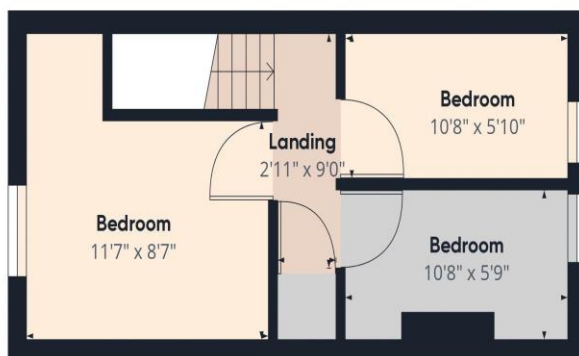
NOTE

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.





Ground Floor



Floor 1

Approximate total area[®]
683.44 ft²

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.

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