



Offered for sale with no forward chain

Contemporary modern kitchen and bathroom

Walking distance to the picturesque harbour

Ideal for first time buyers or investors

Private front entrance

Well presented throughout

Large, shared courtyard

Town centre location

Offered for sale with no forward chain, is this lovely and deceptively spacious two bedroom flat. The property has been modernized throughout in recent years, with a contemporary modern kitchen and bathroom, and neutral décor throughout. The flat also boasts a private entrance and a large, shared courtyard with locking gate for residents only. The property is located in the popular Kirkby court on a residential street in Maryport town centre. This immaculate flat would be ideal for a first-time buyer, couple, and is certain to catch the eye of a buy-to-let investor. The town centre is just a two minute walk away, with its range of shops and amenities. Also within easy reach is the lovely shoreline and picturesque harbour, where you can enjoy a coffee, pleasant stroll and views across the Solway Firth toward Scotland. The accommodation briefly comprises, modern kitchen diner, inner hall, with two large, walk in storage cupboards, lounge with fireplace and direct access to the rear courtyard, two good size double bedrooms and a modern bathroom. Externally, the flat boasts a private entrance, where there is a private raised terrace with artificial grass to the front, it is also one of only two properties with direct access into the large, shared courtyard, with a high sandstone wall to the rear. There is access from the courtyard into a shared lane, where there is a lockable storage shed.

ACCOMMODATION

Kitchen diner

A surprisingly spacious, contemporary, modern kitchen diner, with a range of cream, wall, and base units with contrasting wood effect worksurfaces and matching upstands. There is a stainless steel sink and drainer unit, plumbing for a washing machine, space for a freestanding cooker and ample space for table and chairs. The kitchen also features decorative coving, a single panel radiator, complementary grey wood effect flooring, neutral décor, a uPVC double glazed window and a fully glazed uPVC door, providing plenty of natural light.



Inner hallway

This large, inner hall incorporates two, large walk-in storage cupboards with internal shelving, a double panel radiator and neutral, modern décor.

Lounge

A light and spacious lounge, with modern electric fire suite incorporating hearth and mantle. The lounge has recently been decorated with neutral colours, there is decorative coving and a TV point. To the rear of the lounge, there is a uPVC double glazed window overlooking the rear of the property, with a double panel radiator below, and a uPVC double glazed door with frosted glass. This is one of only two flats with direct access to the courtyard.



Bedroom

A good size well presented double bedroom, with modern, neutral décor, a uPVC double glazed window overlooking the rear of the property, decorative coving, a double panel radiator and TV point.

Bedroom two

A generous, second bedroom situated at the front of the property, recently decorated with a neutral palette, there is decorative coving, a uPVC double glazed window overlooking the front of the property, a single panel radiator and decorative coving.



Bathroom

A modern white suite which briefly comprises a "P" shaped shower bath, with curved glass shower screen, mixer tap and electric shower above, corner pedestal sink with mixer tap and a push button flush toilet. The bathroom also features a chrome towel heating radiator, fully tiled walls, and flooring.

Externally

This lovely flat boasts a private entrance, where there is a raised terrace with artificial grass to the front, it is also one of only two properties with direct access into the large, shared courtyard, with a high sandstone wall to the rear. There is access from the courtyard into a shared lane, where there is a lockable storage shed.

TENURE

We have been informed by the vendor that the property is leasehold, with no annual charge.

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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.



