



Beautiful home full of charm and character
Stunning lounge with separate dining room
Boasts four double bedrooms
Garage converted into fabulous summer house

Set over three floors
Lovely, modern kitchen
Large first floor bathroom
An attractive, quiet, residential area

This fabulous and attractive period property is set in a quiet street with properties of the same age and style. Just a few minutes walk will put you on the promenade with beautiful views across the beach, Solway Firth and toward Scotland are to be enjoyed. Lovely walks can also be enjoyed around the harbour to be enjoyed with a coffee and friends. Maryport Town centre, with its range of shops and amenities, is also just a few minutes walk away. This is an ideal home for families, the space and versatility it offers and with the added benefit of Maryport Church of England Primary school being just a stone's throw away. This home will suit anybody who appreciates the space, charm and value for money that a large, period property offers. The current owners have done a considerable amount of work to the property in the time they have owned it. The property has a vestibule, hallway and lovely lounge and separate dining room, both of which have feature fireplaces. There is also a kitchen on the ground floor. The spacious first floor landing leads to two spacious double bedrooms and a large bathroom. Stairs continue up to the second-floor landing where you will find an additional two double bedrooms. Externally the property benefits from a spacious, yet low-maintenance, yard. The current owners have also converted a garage to create a fabulous and versatile summer house. To fully appreciate all this property has to offer including its space and value for money we highly recommend you arrange a viewing.

ACCOMMODATION

Vestibule 4' 6" x 3' 4" (1.37m x 1.02m)

The vestibule is accessed via a traditional, solid wood, door with large frosted glass top panel, which allows in plenty of natural light. The vestibule boasts the original decorative coving, picture rail and dado rail. Provides access to the hallway.

Hallway 22' 8" x 5' 1" (6.90m x 1.55m)

This spacious hallway has decorative coving, feature corbels, dado rail, single panel radiator and a useful under stairs storage cupboard. The hallway leads to the lounge, dining room, kitchen and also the stairs to the first floor landing.

Lounge 16' 5" x 11' 4" (5.00m x 3.45m)

This fabulous room boasts a coal effect gas fire, set on a granite hearth with eye-catching tiled inset and limestone surround. The room also boasts a large uPVC bay window with original wood panelling around. The room benefits from decorative coving, double panel radiator and laminate flooring.

Dining room 14' 0" x 9' 6" (4.26m x 2.89m)

A fabulous second reception room with an eye-catching fireplace, set on a granite hearth with matching granite surround. The room has decorative coving, double panel radiator and exposed wood flooring. There is plenty of natural light provided by the large uPVC double glazed picture window.

Kitchen 13' 7" x 7' 1" (4.14m x 2.16m)

This stylish kitchen comprises of; a range of shaker style wall and base units with a contrasting worktop and matching up stand. There is a four door range cooker with a seven ring gas hob, attractive tiled splash back and stainless steel/glass extractor hood above. A 1.5 ceramic sink with drainer board and mixer tap is set below a uPVC double glazed picture window which looks out onto the rear of the property. For convenience there is an integrated dishwasher and built-in washing machine. The room has ceiling spotlights, decorative coving and a fully glazed uPVC door that provides additional light and leads out to the exterior.

First floor landing

This split-level landing has decorative coving, dado rail and leads to the first two bedrooms and also the bathroom.

Bedroom one 15' 5" x 12' 2" (4.70m x 3.71m)

This very spacious bedroom is tastefully decorated and has original decorative coving, double panel radiator and a large uPVC double glazed window with original wood panelling below.



Bedroom two 14' 1" x 9' 7" (4.29m x 2.92m)

A second, delightful, double bedroom. Featuring decorative coving, double panel radiator and a large uPVC double glazed window.

Bathroom 13' 7" x 7' 2" (4.14m x 2.18m)

This large four piece bathroom suite comprises of; a shower cubicle with sliding door with the shower control set in the easy clean PVC surround. There is a bath with mixer tap, WC and pedestal hand wash basin with mixer tap. There are part tiled walls, laminate flooring, extractor, double panel radiator and uPVC double glazed frosted window.

Second floor landing

There is a half landing with uPVC double glazed window. The landing has power points, radiator, access to the loft and leads to the final two bedrooms.

Bedroom three 14' 0" x 12' 3" (4.26m x 3.73m)

This large double bedroom offers plenty of space and has laminate flooring, double panel radiator and a uPVC double glazed window.

Bedroom four 14' 2" x 9' 0" (4.31m x 2.74m)

A fourth spacious double bedroom with a double panel radiator and uPVC double glazed window offering a pleasant outlook across Maryport.

Exterior

At the rear of the property there is a spacious yard area, laid with artificial turf and a patio area. There is a lawn which leads under the property to a substantial storage area which provides fantastic storage and also discreetly houses the Combi boiler installed 2022.

Summer house 14' 2" x 14' 0" (4.31m x 4.26m)

This converted garage has been turned into a fantastic, versatile, space which can be used all year around. There are a range of wall base units and work surfaces, whether you want to use as a utility or to prepare food and drinks. There is also a double shower, connections with flatscreen wall mounted TV, Wi-Fi, ceiling spotlights and laminate flooring. A uPVC door leads out to the rear.

TENURE

We have been informed by the vendor the property is freehold



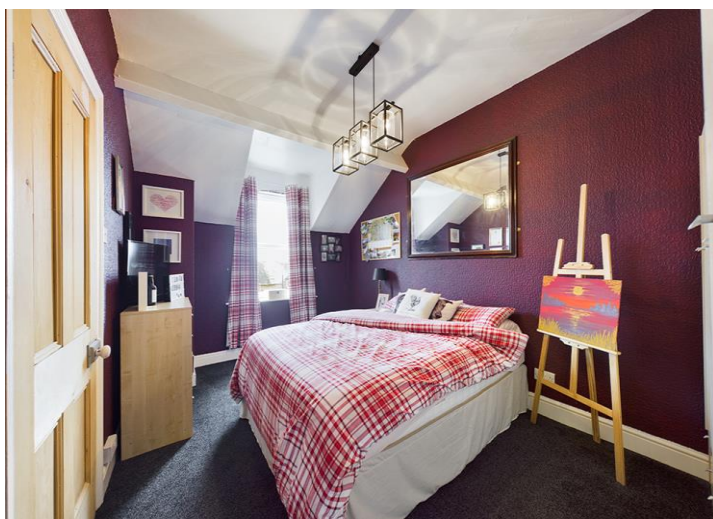
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NOTE

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