



Substantial property, set over three floors

Sold with no forward chain

Pleasant outlook to the front of the church and grounds

Gentle stroll to town centre

A few minutes walk to the picturesque harbour

Boasts three double bedrooms

Plenty of kerb appeal with attractive sandstone frontage

Large yard with outbuilding to the rear

Spacious lounge and large kitchen/diner

Ideal to add your own stamp and taste

Located on this attractive street, appropriately named Church Street, is this spacious, three-storey home. Offered for sale with no forward chain, the property enjoys a pleasant outlook onto the church and surrounding grounds. Just a few minutes walk from the property and you will find yourself in the heart of Maryport, or the picturesque harbour where you can enjoy coffee with friends or family whilst appreciating the views. The property is sold with no forward chain and is ideal for those looking to add their own stamp, taste and style to their next home. The property has been well cared for and even has bespoke shutters to the front windows. Within the property, there is a vestibule that leads through to the spacious lounge. Beyond the lounge there is a large kitchen/diner which you may want to update but is perfectly usable at present. Heading up to the first floor, the spacious landing leads to the first of the three bedrooms and the large shower room which has a substantial walk-in airing cupboard. To the second floor, the landing leads to the remaining two spacious double bedrooms. At the rear of the property, there is a large garden which is laid to patio and has plenty of space to sit out with garden furniture and enjoy the sunshine. The yard also features an outbuilding which makes fantastic storage. To fully appreciate the space and value this home offers please contact the office to arrange a viewing

ACCOMMODATION

Vestibule

The vestibule is accessed via a stylish, composite door and there is plenty of space for a shoe rack and coat stand. The vestibule leads through to the lounge.

Lounge

This generously sized room features a marble hearth, with marble insert and ornate, marble effect surround. On either side of the chimney breast, you will find wall mounted lights. The room has decorative coving and two double panel radiators provide plenty of warmth. The uPVC double glazed window which boasts bespoke shutters, looks out to the front. The lounge leads through to the kitchen/diner and there are stairs to the first-floor landing.



Kitchen/diner

This very spacious kitchen incorporates a range of wall and base units, with a complementary worktop and tile splashback. There is space for a cooker, with an extractor in place above, a 1.5 stainless steel sink and draining board, with mixer tap, set below a large, uPVC double glazed window that looks out onto the rear. There is tile flooring, decorative coving, and a radiator. There is a substantial, under stairs storage cupboard with lighting and from the kitchen, a fully glazed uPVC door leads out to the rear yard.



First floor landing

The spacious landing has a handy power point and a uPVC double glazed window. Leads to the first bedroom, shower room and there are stairs to the second-floor landing.

Bedroom one

A spacious double bedroom, with a radiator and a large, under stairs storage cupboard. There is a uPVC double glazed window which enjoys a pleasant outlook towards the church and its grounds, and the window also features a bespoke shutter.



Shower room

This large shower room comprises of a shower with sliding doors, the shower control set on an easy clean PVC surround. There is a toilet and pedestal hand wash basin with mixer tap. The room has a radiator, part tiled walls and a uPVC double glazed frosted window. The bathroom also boasts a large, walk-in airing cupboard which makes fantastic storage.

Second floor landing

The landing has space which could be used for storage or an office desk. There is a handy power point, and doors lead to the final two bedrooms.

Bedroom three

A spacious, double bedroom with a uPVC double glazed window featuring bespoke shutters, enjoying an attractive, elevated view of the church and across Maryport.

Bedroom four

A very spacious double bedroom with a uPVC double glazed windows to the rear.

Exterior

At the rear of the property, there is a large yard with plenty of space in which to sit out with garden furniture and potted plants to enjoy a splash of colour. Not only that there is a brick built outbuilding with tiled roof. The outbuilding has windows allowing in natural light and makes excellent, secure storage for items such as bikes, prams or garden furniture.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



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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.





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| <p style="text-align: center;">Ground Floor</p> | <p style="text-align: center;">Floor 1</p> |  <p style="text-align: center;">Approximate total area⁽¹⁾ 1327.72 ft²</p> <p style="text-align: center;">Reduced headroom 8.06 ft²</p> | |
| <p style="text-align: center;">Floor 2</p> | | | <p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: right;">GIRAFFE360</p> |