



**An eye-catching and spacious period property**

**Modern kitchen with integrated appliances and utility area**

**Beautiful sandstone frontage and bay window**

**Two large basement room provide excellent storage**

**Walking distance to shops, town centre and harbour**

**Versatile dining/sitting room**

**Boasts four spacious bedrooms**

**Spacious lounge with feature fireplace**

**Large, four piece, first floor bathroom suite**

**Spacious garage with electronic roller door**

This fabulous and incredibly spacious home offers excellent value for money. The property is set on an attractive road, within a row of similar properties with their eye-catching sandstone frontage and bay windows. The property is in a convenient location, as it is within walking distance of shops, a garage, and a supermarket. Also just a stones throw from the property is the heart of Maryport town centre, with its attractive harbour, where lovely walks, a coffee with friends and views toward Scotland are to be enjoyed. The property is set over four floors including two large basement rooms which provide fantastic storage. On arriving at the property, you will notice the attractive frontage and the low wall and traditional railings which set it back from the pavement. This provides an area for four potted plants to add a splash of colour. Stepping inside, you'll find yourself in the vestibule, which leads through to the hallway which boasts original corbels and coving. There are two spacious reception rooms. The first room has a lovely fireplace and a large, bay window to the front. The second room makes an ideal sitting room, but as it adjoins the kitchen is also perfect for a dining room. The kitchen is of a generous size and boasts integrated appliances and at the end there is a utility area. Heading up to the first floor, you will notice the traditional staircase, with its spacious landing areas. On the first floor you will find two large bedrooms and a large, four piece bathroom suite. Continuing up to the second floor, there are a further two spacious bedrooms. At the rear of the property, there is a yard and a large garage with electronic roller door. To fully appreciate the value for money this property offers, and its tremendous amount of space please contact the office to arrange a viewing.

## ACCOMMODATION

### Vestibule

The vestibule is accessed by a traditional, solid wood door, with a glazed top panel that allows in plenty of light. The vestibule has coving, dado rail and a lovely wooden door with stained glass windows leads through to the hallway.

### Hallway

The hallway boasts original corbels, coving and dado rail. There is modern flooring and a radiator. The hallway leads through to the lounge, dining/sitting room and there are stairs to the first floor Landing.

### Lounge

This well presented room boasts a uPVC double glazed bay window which looks out to the front of the property. There is also a lovely fireplace, with a gas fire to the centre. The room benefits from decorative coving and a radiator.



### Dining/sitting room

This versatile second reception room benefits from a coal effect, gas fire, set on a marble hearth with matching surround. The room is tastefully decorated and has coving, modern flooring, a radiator, and a uPVC double glazed window to the rear.



### Kitchen

This modern kitchen incorporates a range of white wall and base units, with a contrasting worktop and matching up stands. There is a built-in electric oven with a separate gas hob and extractor canopy in place above. The kitchen also benefits from an integrated microwave and washing machine. A stainless steel sink with mixer tap is set below one of the two uPVC double glazed windows which allows in plenty of natural light. There is a designer radiator, and the kitchen opens up to a utility area.

### Utility area

Here you will find plumbing for a washing machine, as well as a handy worktop and plenty of cupboard space. There is also a uPVC double glazed window and a glazed uPVC door that leads out to the yard.

### First floor landing

This traditional, split-level Landing leads to the first two bedrooms, the bathroom and the stairs continue up to the second floor.



## Bathroom

A generously sized four piece suite comprising of a corner bath with Victorian style mixer tap and shower attachment. There is a shower cubicle, with twin sliding doors, the shower control set on the tiled surround. There is also a toilet and pedestal hand wash basin with tile splash back. There is part tiled walls, tile flooring and a built-in cupboard. The bathroom also has a radiator and a uPVC double glazed window.

## Bedroom one

A large double bedroom which is tastefully decorated and features coving and a large radiator below the uPVC double glazed window to the front.

## Bedroom two

A second, generously sized double bedroom with a radiator and a uPVC double glazed window to the rear.

## Second floor landing

There is a half landing and the uPVC double glazed window illuminates, not only the landing, but also the stairs. The landing itself boasts original cupboards which provide excellent storage.

## Bedroom three

A third, good sized bedroom which benefits from a radiator and dormer window looking out to the rear.

## Bedroom four

A large double bedroom with a radiator and a uPVC dormer window to the front.

## Basement

The property has two spacious basement rooms. The rooms have limited ceiling height but provide fantastic storage.

## Exterior

At the front of the property, there is a low wall and traditional iron railings, commonly associated with properties of this period. To the rear of the property, there is a good size L-shaped yard which has a tap and leads to the rear, pedestrian door of the garage.

## Garage

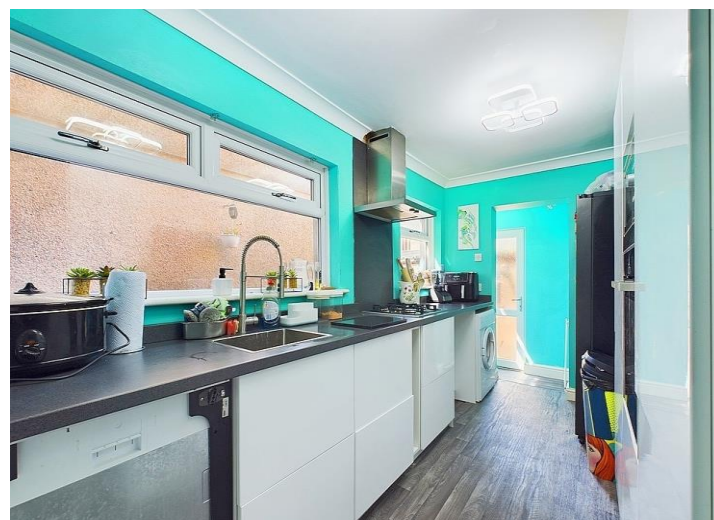
The garage benefits from an electronic roller door. There is lighting, power points, windows to the rear and also pedestrian access from the yard.

## TENURE

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

## COUNCIL TAX BAND A

## EPC E



## LOW FEES, LOCAL EXPERTISE

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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





<p><b>Floor -1 Building 1</b></p>	<p><b>Ground Floor Building 1</b></p>	
<p><b>Floor 1 Building 1</b></p>	<p><b>Floor 2 Building 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 2127.62 ft<sup>2</sup></p> <p><b>Reduced headroom</b> 33.86 ft<sup>2</sup></p>
<p><b>Ground Floor Building 2</b></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>GIRAFFE360</p>