



Offered for sale with no forward chain
Downstairs WC, family bathroom plus ensuite
Spacious bay fronted town house
Large low maintenance patio garden
Walking distance to the town centre

Two reception rooms
Lovely original features
Four double bedrooms
Large open plan kitchen diner
Sought after residential street

Offered for sale with no forward chain, is this substantial bay fronted Victorian town house. The property is situated on a sought-after residential street in the coastal town of Maryport, local schools are within easy reach and the town centre of Maryport, with the attractive harbour and shoreline, is but a stroll away. Also, just a short walk away are the lovely sea views from the promenade offering a lovely place to walk. The property enjoys a wealth of original features, perfectly matched to modern touches. The accommodation is set over three floors and the property boasts two reception rooms, a large extended family kitchen diner and a useful downstairs WC. To the first floor, there are two large double bedrooms and a third bedroom benefitting from a modern en-suite shower room, which would make a fantastic guest room. To the second floor there is a generous, stylish, modern family bathroom and a fourth double bedroom. Externally the property continues to delight, set back from the road by a lovely walled patio with low wall, topped with wrought iron fencing and gated access. To the rear of the property is a large low maintenance patio style garden, with a large shed and gated access. Viewing is essential to appreciate the space on offer.

ACCOMMODATION

Entrance vestibule

An impressive entrance to the property, with high ceilings original cornice and panelling to the walls, entered through a modern composite door, with patterned glass top light, with laminate flooring and a wooden glazed door leading into the entrance hall.

Entrance hall

A lovely entrance hall with high ceilings, original cornice, and a decorative archway. There is a single panel radiator and real wood floor, providing access into the lounge, dining room and stairs to the first floor.

Lounge

The beautiful light and airy lounge, features a wealth of charming original features, including wood panelling around uPVC double glazed, sash bay windows, a feature fireplace with marble hearth and insert, housing a gas fire with ornate stone surround, high ceilings with original cornice and central ceiling rose and decorative wall lights to the alcoves. There is wood effect laminate flooring and 2 single panel radiators, and TV point.

Sitting room

This well presented sitting room, has a feature gas fire, set into a tiled hearth and insert, with decorative wooden surround. There is decorative cornice and a central ceiling rose, a TV point and a double panel radiator. The sitting room is open to the kitchen diner.

Kitchen diner

A light and airy, open plan kitchen diner with a range of contemporary cottage style kitchen cabinets with complementary wood effect work surfaces, a Belfast sink with ceramic drainer board, plumbing for a washing machine and dishwasher and space for a tumble dryer. There is a built-in double electric oven with grill and a separate electric hob, set into the worktop and a Bosch stainless steel extractor hood above, a large walk-in, under stairs pantry., tiled flooring, a double panel radiator and a uPVC double glazed window, with two Velux skylight windows above the dining area, providing plenty of natural light and a secondary double panel radiator. Open to the rear hall.

Real hall

With a double panel radiator and a uPVC double glazed door, leading out onto the rear of the property, with sliding door access to the stairs WC.



Downstairs WC

Useful downstairs WC with a pushbutton flush toilet and wall mounted sink, with tile splashback, a uPVC double glazed frosted glass window and a double panel radiator and with tiled flooring.

First floor landing

Split-level landing, providing access into two double bedrooms, home office/snug and stairs to the second floor.

Bedroom 2

This versatile space makes an excellent home office, or perhaps a playroom or dressing room, with a uPVC double glazed window, a single panel radiator and a built-in cupboard, housing the Baxi combi boiler, with sliding door access into the shower room.

Shower room

A contemporary modern shower room with suite, briefly comprising of a large corner shower cubicle with mixer shower and marble effect PVC panel splashback, a pushbutton flush toilet and pedestal sink, with waterfall mixer tap, an extractor fan, a uPVC double glazed, frosted glass window and a single panel radiator with modern oak effect, vinyl flooring.

Master bedroom

The well presented, light and spacious master bedroom is situated at the front of the property with uPVC double glazed sash windows, high ceilings, decorative cornice, a single panel radiator and a TV point.

Bedroom 3

A second well proportioned double bedroom, with high ceilings, decorative cornice and a central ceiling rose, ornate, original fireplace with mantel, wood effect laminate flooring and a uPVC double glazed window with views overlooking the rear of the property with a single panel radiator below.



Family bathroom

A stylish modern family bathroom, boasting a four piece suite briefly comprising a bath with marble effect panel, a large corner shower cubicle with sliding glass doors and electric shower, with modern marble effect panelling to the wall. There is pedestal sink and toilet, a large walk-in airing cupboard with fitted shelving and internal, single panel radiator perfect for linen and offering excellent storage. A uPVC double glazed, tilt and turn window, exposed ceiling beam and a double panel radiator, finished with modern neutral décor and wood effect vinyl flooring.



Bedroom four

The generously proportioned double bedroom, has a uPVC double glazed arch window, overlooking the front of the property with a single panel radiator below and exposed painted ceiling beam.

Externally

The property is set back from the road, by a patio style, gated front courtyard. To the rear of the property is a lovely low maintenance patio and garden, with a large storage shed and gated access to the rear.

TENURE

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

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EPC E

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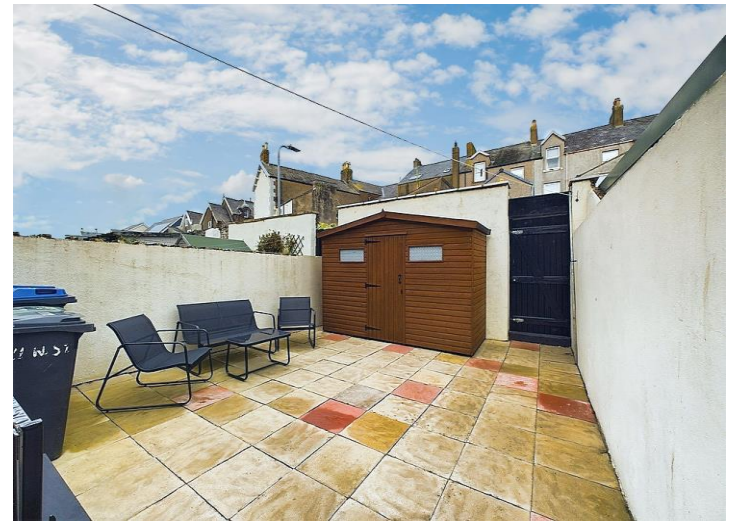
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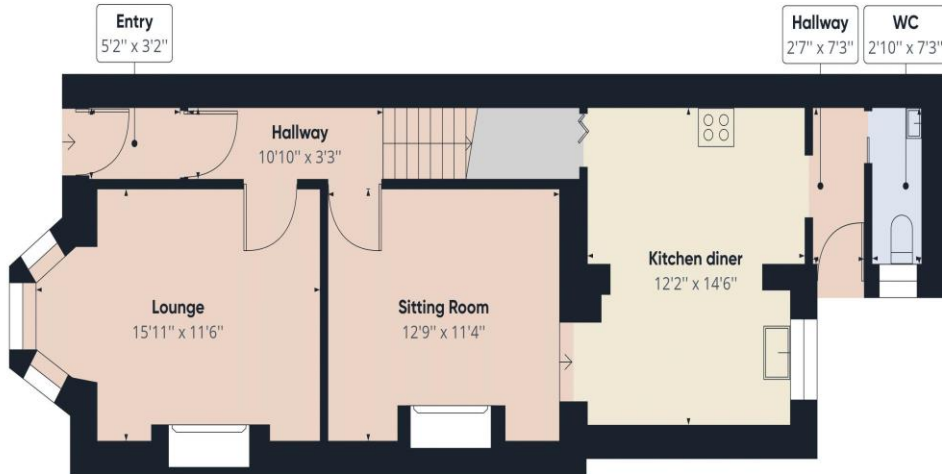
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NOTE

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.







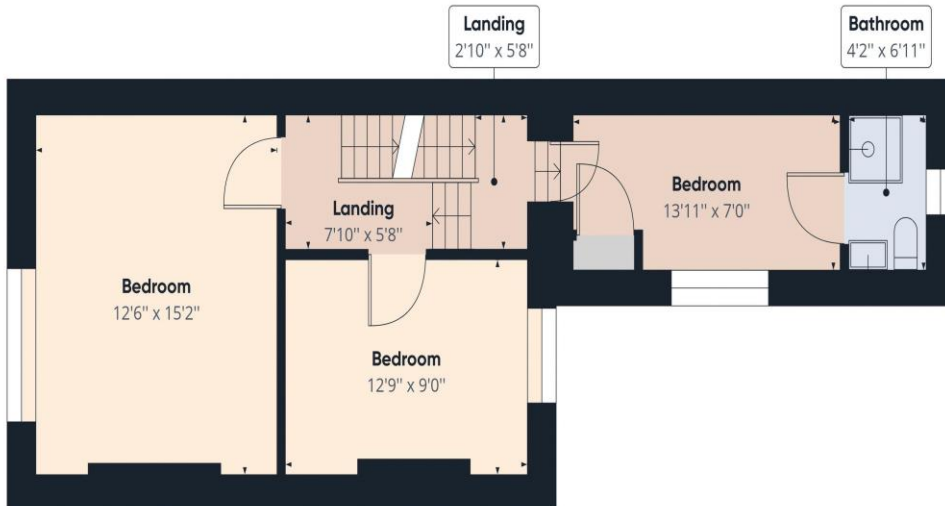
Approximate total area⁽¹⁾
613.48 ft²

(1) 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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Ground Floor



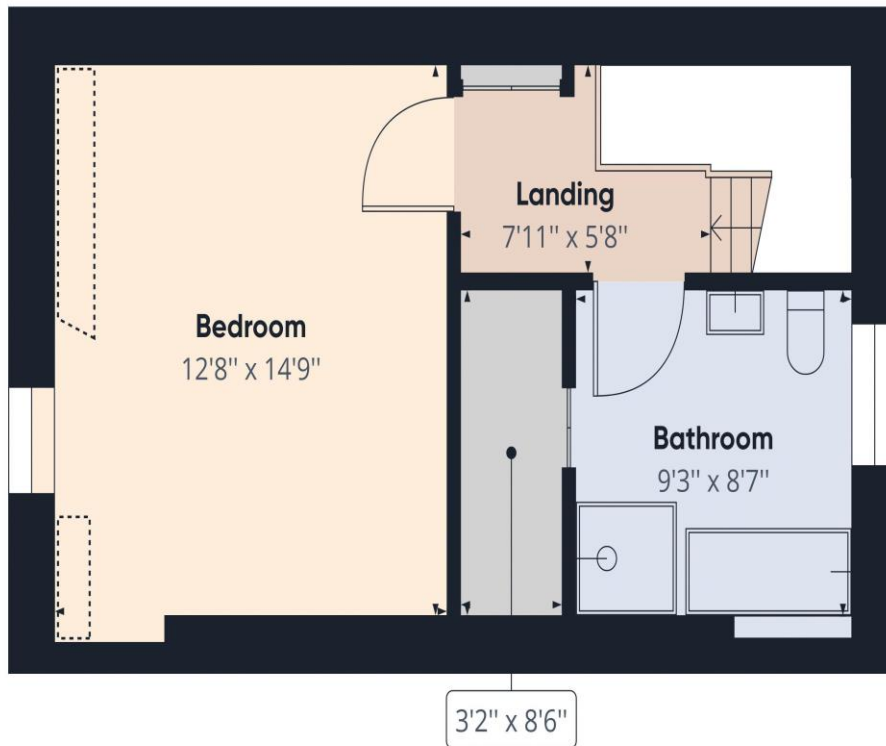
Approximate total area⁽¹⁾
513.05 ft²

(1) 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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Floor 1



Floor 2

Approximate total area⁽¹⁾
337.99 ft²

Reduced headroom
12.52 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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