



Offered for sale with no forward chain

Modern kitchen and bathroom suite

Spacious, light and airy lounge

Driveway providing plenty of parking

Offers great value for money

Three good sized bedrooms

Generously sized, low maintenance garden

Within easy reach of the town centre and harbour

Located on a quiet road within the town of Maryport you will find this three bedroomed family home. The property offers great value for money and benefits from being sold with no forward chain. Within walking distance you will find Ewanrigg Jr School, Our Lady & St Patrick's School and Netherton Infant School. The property is also within easy reach of Maryport town centre and its lovely harbour where beautiful views along the coast and up towards Scotland are to be enjoyed. The property is a perfect choice of home for first-time buyers or perhaps a young couple looking for something larger with a garden and driveway. The property is in need of some light refurbishment but not too much and it allows you to add your own stamp and style to your next home. The property has a hallway, spacious lounge and stylish kitchen as well as a spacious rear hall which can be used as useful storage or as a utility area. Heading up to the first floor the landing leads to all three bedrooms and also the modern bathroom suite. The property is set on a good size plot and has a driveway which provides offstreet parking. There is a low maintenance lawned garden to the side, front and area to the rear which has garden sheds and could be used as a spacious seating area. We expect interest in the property to be high as it offers great value for money. To avoid disappointment please contact the office to arrange a viewing.

ACCOMMODATION

Hallway 4' 8" x 3' 4" (1.42m x 1.02m)

The hallway is accessed via a UPVC door and benefits from a radiator, phone point, double socket and a UPVC double glazed window. Leads through to the lounge and there are stairs to the first floor landing.

Lounge 15' 3" x 13' 6" (4.64m x 4.11m)

The spacious, light and airy room benefits from connections for flat screen wall mounted TV on the chimney breast. There is modern flooring, radiator and a UPVC double glazed window that looks out over the front garden. Provides access to the kitchen

Kitchen 14' 3" x 9' 11" (4.34m x 3.02m)

The stylish kitchen incorporates a range of high gloss wall and base units with a complimentary worktop and tiled splash backs. There is a built-in electric oven and grill with a separate induction hob and stainless steel/curved glass extractor canopy above. A composite sink 1.5 with drainer board and mixer tap is set below UPVC double glazed window. The kitchen has a breakfast bar, stylish flooring and a radiator. Leads to a rear hall.

Rear hall 9' 10" x 3' 3" (2.99m x 0.99m)

The spacious rear hall makes a useful utility area or storage area. There is a UPVC double glazed window, under stairs storage cupboard and a UPVC door that leads out onto the drive.

First floor landing

The landing has a radiator, power point and UPVC double glazed window. Leads to all three bedrooms, bathroom and also the loft.

Master bedroom 12' 6" x 11' 4" (3.81m x 3.45m)

A spacious double bedroom with a radiator and UPVC double glazed window to the front. The room also benefits from built-in wardrobes which provide excellent storage.

Bedroom two 10' 1" x 9' 4" (3.07m x 2.84m)

A second generously sized bedroom with a built-in wardrobe and UPVC double glazed window to the rear.

Bedroom three 9' 10" x 8' 0" (2.99m x 2.44m)

The third bedroom has a built-in wardrobe, radiator and UPVC double glazed window to the front.

Bathroom 8' 1" x 7' 4" (2.46m x 2.23m)

A modern bathroom comprising of a bath with mixer tap, folding glass screen and shower above. There is a WC and pedestal hand wash basin. The bathroom has fully tiled walls, chrome heated towel rail and two UPVC double glazed windows allowing plenty of natural light.



Exterior

The property is set on a generously sized plot and benefits from a driveway which provides ample offstreet parking. The garden sweeps around to the front of the property is laid to lawn and walled around. There is additional area at the rear of the property which has garden sheds but could be made into a spacious patio area.

TENURE

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

COUNCIL TAX BAND

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LOW FEES, LOCAL EXPERTISE

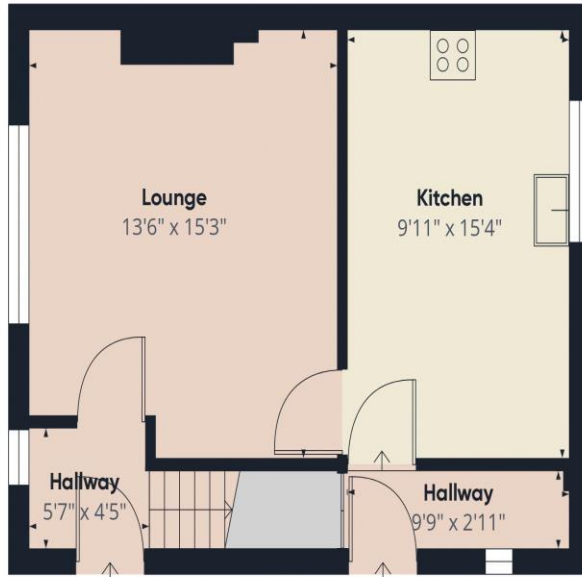
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NOTE

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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
817.36 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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