



**Walking distance to marina and shoreline**

**Located within a quiet residential area**

**Spacious open plan lounge and diner**

**Three spacious bedrooms, two with built-in wardrobes**

**Generously sized, attractive garden to the rear**

**Offered for sale with no forward chain**

**Boasts a garage and drive for two cars**

**Patio doors lead out to the rear garden**

**Spacious, four piece first floor bathroom**

**Ideal to add your own stamp and style**

Properties on this quiet row do not often come to the market. The property is located on the outskirts of Maryport within a quiet area. A gentle stroll and you'll find yourself walking along the river Ellen or around the picturesque harbour or shoreline, where views across the Solway Firth and toward Scotland are to be enjoyed. Maryport town centre is also within easy reach and is just a 10 minute walk away. Whilst the property is in need of some light modernization, it is clear it is been meticulously maintained. You could simply move in and change a room at a time as and when desired. The property has a deceptive amount of space, with a vestibule that leads through to a spacious open plan lounge and diner, separated by a feature arch with patio doors that lead out to the rear garden. The kitchen is also of a good size. Heading up to the first floor, you will find three spacious bedrooms with two of the bedrooms boasting built-in wardrobes, providing excellent storage. At the front you will notice the block paved driveway which provides off-street parking for two cars and there is the garage which provides additional parking or makes excellent storage. To the rear there is a pleasant garden which feels private and is securely fenced around, ideal for those with young children. To fully appreciate the value for money and space this property offers please contact the office to arrange a viewing.

## ACCOMMODATION

### Front porch

The front porch is accessed via a uPVC door with a frosted glass panel. The porch benefits from decorative coving, dado rail and a door that leads through to the open plan lounge and diner.

### Lounge

This well presented lounge benefits from a log effect, electric fire, set on a marble hearth with matching marble insert and ornate surround. The room benefits from decorative coving, a ceiling rose, ornate dado rail and a radiator neatly placed below a uPVC double glazed window that looks out to the front. A feature arch opens up to the dining area.



### Dining area

The spacious dining area has plenty of natural light via the patio doors that lead out onto the rear garden. You will find there is ample space for a large, family-sized dining room table and chair set. The room has a ceiling rose, matching that found in the lounge as does the coving and ornate dado rail. A double panel radiator provides plenty of warmth. From the dining area you can access the kitchen and there are the stairs leading up to the first floor landing.



### Kitchen

Like the rest of the property, it is clear the kitchen has been well-maintained. There is a range of wall and base units with a complementary worktop and tiled splash backs. A stainless steel sink with draining board and mixer tap, is set below a uPVC double glazed window that has a pleasant outlook onto the rear garden and beyond. There is an under stairs storage cupboard, a radiator and the kitchen also houses the Baxi combi boiler. A half-glazed uPVC door allows in additional light and leads out onto the patio of the rear garden.

### First floor landing

As you head up to the first floor, you will notice the half landing. The first floor itself has a handy power point, decorative coving and there is a large storage cupboard. The landing provides access to all three bedrooms and the bathroom. from the landing there is also access to the loft.

### Bedroom

A generously sized double bedroom, which boasts a two door built-in wardrobe, providing plenty of storage. There is decorative coving, a radiator and a uPVC double glazed window which looks out to the front.



### **Bedroom two**

A second double bedroom, with decorative coving, a radiator and a uPVC double glazed window that looks out to the rear.

### **Bedroom three**

The third bedroom is not only of a generous size but also benefits from a two door built-in wardrobe with clothes rails and shelving. There is a radiator and a uPVC double glazed window.

### **Bathroom**

The bathroom comprises of a four piece suite. There is a shower cubicle, bath, toilet, and pedestal hand wash basin. The bathroom has part tiled walls, decorative coving, a radiator, extractor, and a uPVC double glazed frosted window.

### **Garage**

The garage benefits from an up and over door. There is lighting and a storage rack with shelves in place.

### **Exterior**

At the front of the property, you will notice the block paved driveway which provides off-street parking and leads to the garage. To the rear, there is a pleasant garden which feels very private. The garden has a patio area which can be accessed by the kitchen door or the patio doors of the dining area and is ideal for garden furniture. There is a central, circular lawn, gravel beds and a wide variety of mature plants and shrubs which provide a splash of colour and a pleasant outlook. The garden is securely fenced around with gated access to the rear and is suitable for anybody with young children or pets.

### **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

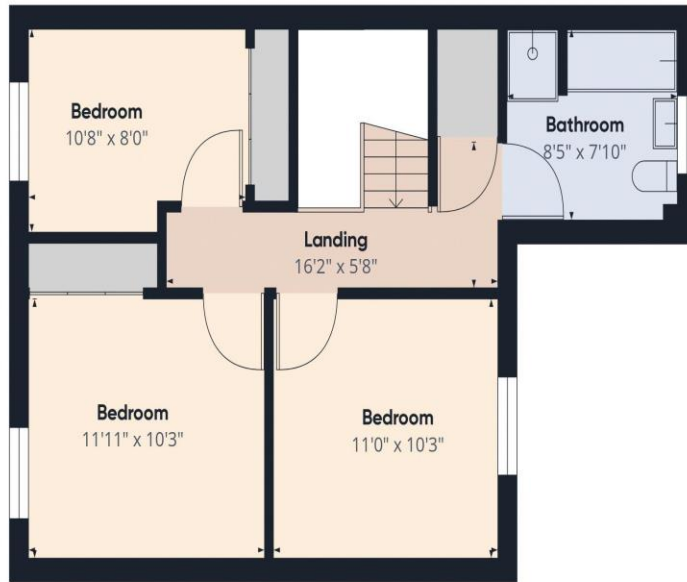
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1075.9 ft<sup>2</sup>

Reduced headroom  
0.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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