



GRISDALES

PROPERTY SERVICES



Outgang House Central Road, Dearham, Maryport, CA15 7ER

£217,500

This is a shout out to anyone looking for a SPACIOUS and detached FOUR BEDROOMED family home in DEARHAM with LAKE DISTRICT VIEWS! We're thrilled to bits to be selling this super home – with bags of space it really packs a punch and offers great value for money. The kitchen is super – it's really practical and modern, the lounge has a woodburning stove and the dining room and sun room finish off the downstairs space. Upstairs there are four good sized bedrooms, most with storage space, and a 4 piece family bathroom. Outside the garden is safe and enclosed, there's parking for two cars, and most importantly there's easy access straight into Dearham where you'll find an array of facilities – from a great primary school, to shops, a take away, petrol station and even a renowned pie shop!

In a nutshell – a perfect family home with super views in a quiet and private setting!
*** NO ONWARD CHAIN *** NO ONWARD CHAIN *** NO ONWARD CHAIN ***

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

OWNERS' COMMENTS

"Stunning 4 bedroom detached house with large garden to rear and drive with room for 2 cars. The property has a modern design and large spacious rooms, just right for a growing family. The property has unique features such as a playroom and a log burner for cosy nights, as well as local amenities perfect for families such as a childminder directly opposite and a park, school and shop all within 2 minutes walking distance. With the house set back from the road you will notice the quiet and serenity once you step inside. "

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE PORCH/ UTILITY ROOM



A great practical space and ideal for boots and coats. With plumbing for a washing machine and space for an additional appliance. Door leads into:

KITCHEN

14'11" x 10'9" (4.57 x 3.30)



A really great family kitchen fitted with a comprehensive range of base and wall units in cream with laminate worktops over and tiled splashback. Includes stainless steel 1 ½ bowl sink with drainer, integrated Rangemaster oven with hob over, extractor fan space for American style fridge/freezer, pan drawers and additional wicker pull-out drawers. Spotlights, ceiling fan, under cupboard lighting. Opening into:

DINING ROOM / INNER HALLWAY

14'4" x 12'11" (4.39 x 3.96)



With stairs to the first floor and ample space for a dining table. Useful under stairs storage area and step up into the lounge.

LOUNGE

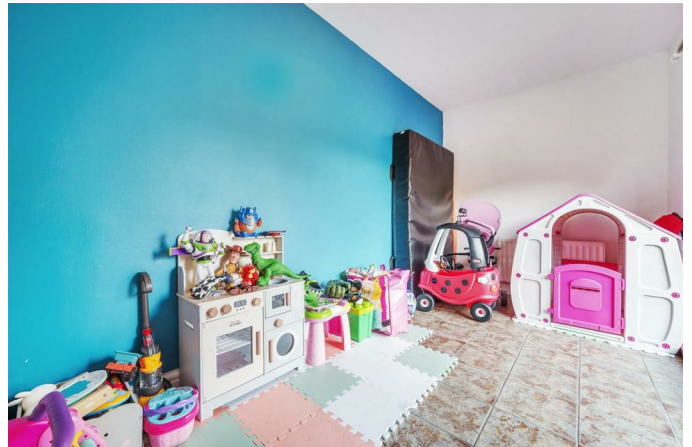
22'5" x 12'8" (6.85 x 3.88)



Another spacious yet very comfortable room with multi fuel stove set within fireplace recess with slate around and wood mantelpiece over. Television point, coving.

SUN ROOM

12'9" x 6'7" (3.91 x 2.03)



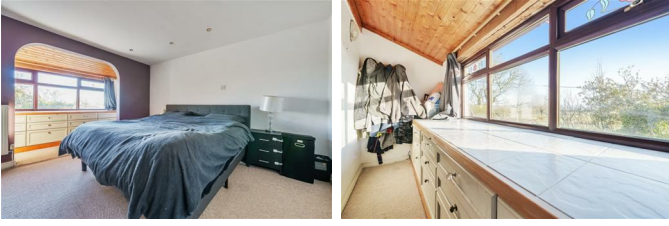
A great, practical room ideal as a work from home space, play room, hobbies room, etc. Patio doors to the rear garden.

FIRST FLOOR LANDING

Doors to all 4 bedrooms, and family bathroom.

BEDROOM 1

12'9" x 11'7" (3.91 x 3.55)



A lovely, spacious double bedroom with spotlights, arch opening into a dressing room area fitted with a good range of drawers. The room has a lovely view over the countryside.

BEDROOM 2

13'3" x 12'8" (4.06 x 3.88)



Another spacious double bedroom fitted with built-in wardrobes and a window to the rear.

BEDROOM 3

13'5" x 9'4" (4.09 x 2.87)



Double room to the rear.

BEDROOM 4

12'2" x 5'6" (3.71 x 1.70)



Spacious single room with a lovely outlook over the countryside to the Lake District fells in the distance.

BATHROOM

12'11" x 3'8" (3.94 x 1.14)



Fitted with a curved bath with shower over, wash basin within vanity unit, low level w.c. and bidet. A great and very practical family bathroom which is fully tiled. Frosted window to the side.

PARKING



There is parking for two cars in front of the property.

EXTERNAL - REAR



To the rear is an enclosed garden which is fully laid to lawn

OUTLOOK

From the front of the house there's a fabulous outlook over the countryside to the Lake District fells in the distance. It's south facing too!

DIRECTIONS

From Cockermouth follow the A594 towards Maryport. Enter Dearham village. Turn right at the crossroads onto Central Road and proceed into the village. At Lawes Nursery on the right, turn down the track and the property can be found on the right hand side.

COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band C.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the vendors.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting,

we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

COVID-19 VIEWING GUIDELINES

Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever

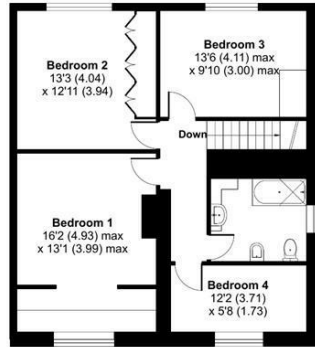
possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

Floor Plan

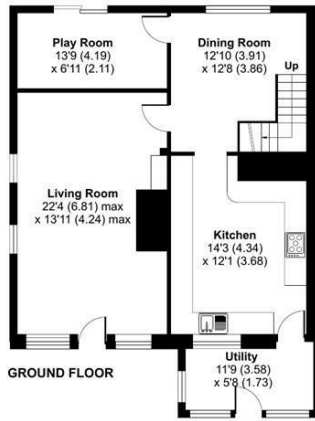
Central Road, Dearham, Maryport, CA15

Approximate Area = 1665 sq ft / 154.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

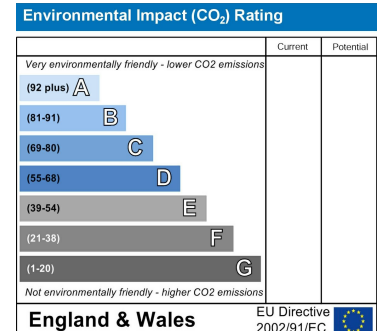
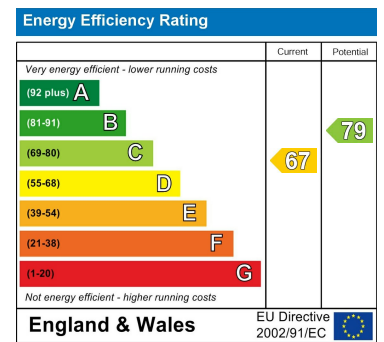


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ricshcom 2023. Produced for Grisdales. REF: 1068543

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.