



# GRISDALES

PROPERTY SERVICES



## 10 Victory Crescent, Maryport, CA15 7LF

**£169,950**

\*\*\*PRICE REDUCTION - ONLINE VIEWING AVAILABLE\*\*\*

At 111 square metres, this fabulous three bedroomed house situated on a popular residential street in Maryport, offers great accommodation with added bonus of converted attic space. The ground floor oozes sophistication with spacious lounge flowing through the french doors into a modern, light kitchen with integrated appliances. The stylish, neutral bathroom nicely finishes off the extensive internal space. Externally there's patio, decking, shilled bordered lawn and 12 x 12 summerhouse, all providing a huge space for relaxing in and enjoying family time! Don't delay in enquiring, this won't be around for long. Call us on 01900 829977 to arrange a viewing.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## THINGS YOU NEED TO KNOW

The property benefits from mains gas central heating, mains water and drainage, double glazing. Oak doors and venetian blinds fitted throughout.

## ENTRANCE

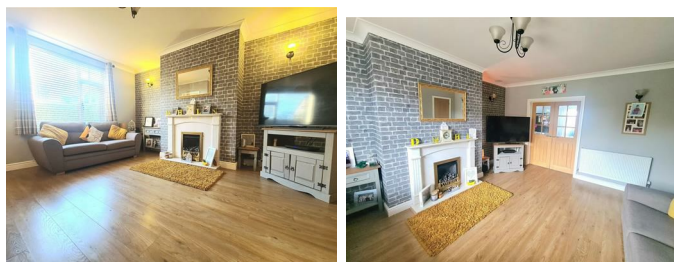
Entrance is via a black composite front door with decorative glazing, leading into:

## HALLWAY

Wooden effect karndeian flooring, radiator, stairs to first floor, door to:

## LOUNGE

13'9" x 15'5" (4.2 x 4.7)



Front aspect double glazed window, two radiators, gas fire with marble surround and hearth, telephone and TV point, laminate flooring, understairs cupboard, part glazed oak double doors leading to:

## KITCHEN DINER

17'0" x 10'2" (5.2 x 3.1)



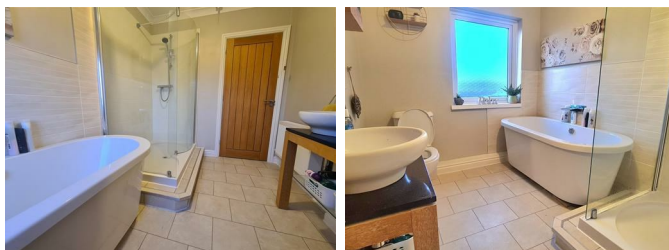
Range of light grey slow close wall and base units with large matching drawers and complimentary black worksurfaces, matching cupboard housing a wall mounted Potterton boiler (7 year old), black inset sink and drainer unit, integrated electric oven and brand new electric hob with extractor fan above and black gloss splashback, integrated washing machine, light grey laminate flooring, breakfast bar connecting kitchen to dining area offering great space for diner table, chairs and fridge freezer. Double glazed patio doors leading to rear garden.

## LANDING

Doors leading to:

## BATHROOM

7'6" x 10'5" (2.3 x 3.2)



Four piece suite comprising of freestanding bath with waterfall tap, Double walk in shower, WC and Wash basin fitted on shelving until with black gloss surface and bronze tiled splashback, wall mounted mirrored cabinet with sliding front, cream coloured wall tile with matching vinyl flooring.

## BEDROOM ONE

32'1" x 45'7" (9.8 x 13.9)



Rear aspect double glazed window, radiator, double in size, built in double shoe storage cupboards, small built in storage area, contemporary feature wall and carpeted flooring.

## BEDROOM TWO

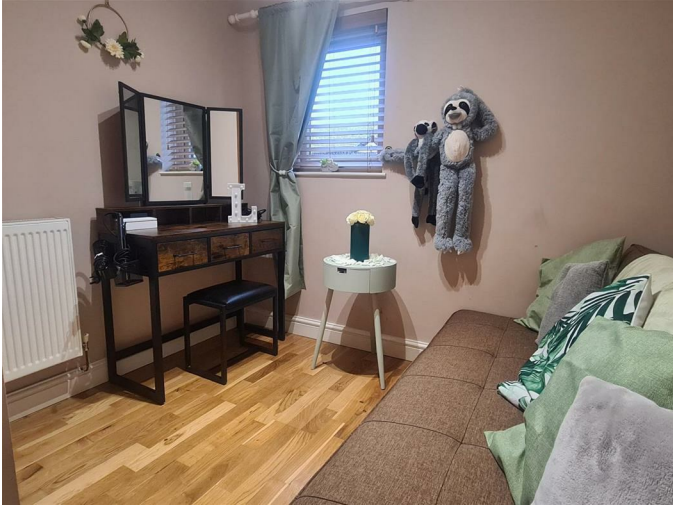
10'9" x 9'2" (3.3 x 2.8)



Front aspect double glazed window, radiator, double in size, traditional decorative feature fireplace, built in large understairs storage cupboards, laminate flooring.

### BEDROOM THREE

6'2" x 8'2" (1.9 x 2.5)



Front aspect double glazed window, radiator, single in size, laminate flooring.

### ATTIC CONVERSION

17'8" x 16'8" (5.4 x 5.1)



Very useable attic space with wooden paddle stairs for access, two Velux windows, electrics and light fitted, electric radiator, grey carpet, built in large storage cupboard.

### FRONT EXTERNAL



Gated access to patio area, privately surrounded by hedge. There is ample amounts of parking on street directly in front of the property.

### REAR EXTERNAL



Family sized garden comprising of Patio area leading to large decked area with steps allowing access to grassed lawn with decorative shillied border, four external electric points fitted. Wooden framed flower bed attached to decking. Shared passageway to the side of the property allowing access to the front.

## SUMMERHOUSE

12 x 12 (3.66m x 3.66m)



Great sized summerhouse, used by the current owners as bar and entertaining space, fitted with four long windows and double doors allowing plenty of light coming in. Electrics and light fitted.

### COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band A.

### DIRECTIONS

From Cockermouth proceed towards Maryport following the main Road through Dearham, take the first left hand turn after the Tesco express. The property can be found on the right hand sign displaying a Grisdales for sale board.

### VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

### 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.

### 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.

## 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.

### 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.

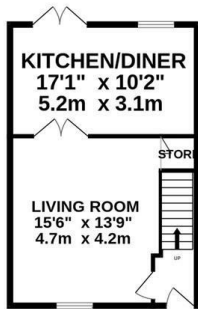
Your home may be repossessed if you do not keep up repayments on your mortgage.

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."

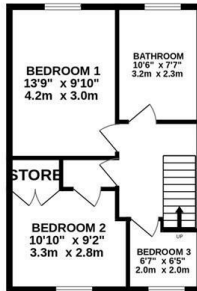
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

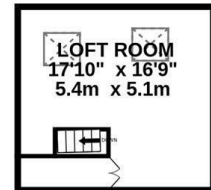
GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR  
299 sq.ft. (27.7 sq.m.) approx.



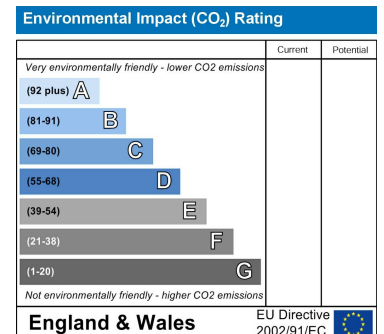
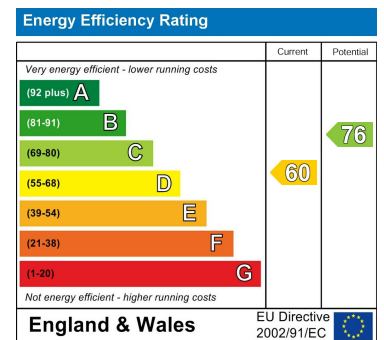
TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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