



# GRISDALES

PROPERTY SERVICES



**141 King Street, Maryport, CA15 6AZ**

**£180,000**

WITH A HEAVY HEART THE OWNER IS SELLING THIS LITTLE GEM.... And we know it'll be a big hit! With an open view of the sea with the Scottish Fells in the distance the sunsets are glorious and every day is different depending on the tide times, the weather and the light.

Located over four floors there's a super-spacious entrance hallway which leads into a large lounge/dining room with a kitchen beyond. On the first floor there are two good sized bedrooms, the front of which has super views and the bathroom offers what you need. On the top floor there's another double bedroom with en-suite and you'll also find a cellar and courtyard garden. Turn right and you're immediately heading along the Promenade which takes you to the golf course and Allonby, or turn left and walk to the harbour and marina or the town centre. A perfect home with bags of character and we just know it could be something extra special in the future.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

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

Gas central heating;

Double glazing;

To most rooms there are natural wood panelled doors throughout with black ironmongery.

## ENTRANCE

The property is accessed via a hardwood door which leads into:

## INNER PORCH

With tiled floor, large window overlooking the front, shelf, window into the hallway and stable door leading into:

## DINING ROOM/HALLWAY

12'10" minimum x 8'2" (3.93 minimum x 2.49)



With tiled floor, spotlighting and stairs to the first floor, pine doors leading into the kitchen and lounge and exposed stone wall.

## LOUNGE/DINING ROOM

28'5" x 11'11" (8.67 x 3.64)



A lovely light and airy room with a large window overlooking the front and patio doors to the rear. Gas stove on a slate hearth with a sandstone surround and additional ornamental fireplace with stone hearth, brick surround and mantelpiece over. Coving to the front room, television point and cupboard underneath the front windows and door leading into lobby with access into the cellar.

## KITCHEN

11'6" x 7'0" (3.52 x 2.14)



Fitted with a range of base and wall units in wood effect with laminate worktop over, chrome handles and black, white and grey ceramic tiling. Kitchen includes space for electric cooker, plumbing for a slimline dishwasher and space for an undercounter fridge. uPVC door to the rear, spotlighting, ceramic tiled floor and door leading into:

## UTILITY AREA

7'0" x 4'1" (2.14 x 1.26)



With plumbing for a washing machine and space for another appliance, window to the rear, tiled floor, spotlighting. Door leading into:

## WC

7'0" x 2'6" (2.14 x 0.77)

With wash basin, low level WC, continuation of tiled floor and spotlighting and access into the loft.

## FIRST FLOOR LANDING

With large window overlooking the rear and staircase to the second floor.



### BATHROOM

11'5" x 3'11" (3.48 x 1.20)



Fitted with bath and wall mounted chrome shower and attachments over, white pedestal wash basin and low level WC. Fitted to sanitary fittings with cream ceramic tiles, green ceramic tiled floor and small cupboard, access into the loft and extractor fan.

### BEDROOM ONE

15'7" x 13'3" (4.75 x 4.05)



A spacious double bedroom with two windows overlooking the front and painted panelling surrounding the windows, ornamental feature fireplace with natural wood trims, television point.

### BEDROOM TWO

13'6" x 9'2" (4.14 x 2.80)



With an aspect to the rear, spacious double bedroom with feature fireplace with a natural wood trim and mirror above and fire grate.

### SECOND FLOOR LANDING AREA

A door gives access to a staircase which leads to a small landing area with cupboard and exposed beam (low height).

### BEDROOM THREE

17'3" x 14'4" (5.26 x 4.38)



A spacious double bedroom with a magnificent sea view and black painted exposed beams and apex ceiling, natural wood finishes. Door leading into:

## EN SUITE

8'9" x 3'8" (2.69 x 1.14)



Fitted with shower base with wall mounted chrome shower and attachments over, pedestal wash basin, low level WC. Fitted throughout en suite with cream ceramic tiles and white ceramic tiles to the floor, extractor fan, spotlighting and exposed beam and access into a large cupboard housing water tank and a brand new gas boiler.

## EXTERNALLY



Enclosed courtyard and steps down lead to a gate to the rear alley.

## EXTERNALLY - PARKING

Parking is on the road at the front.

## VIEWS

180 degree sea view over the beach and the harbour to the Solway Firth and the Scottish Fells in the distance.

## DIRECTIONS

From the centre of Maryport proceed up Wood Street to the top, drop down hill towards the sea and at the bottom turn right onto King Street and 141 can be found further along on the right hand side.

## COUNCIL TAX

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

## 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.

## 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

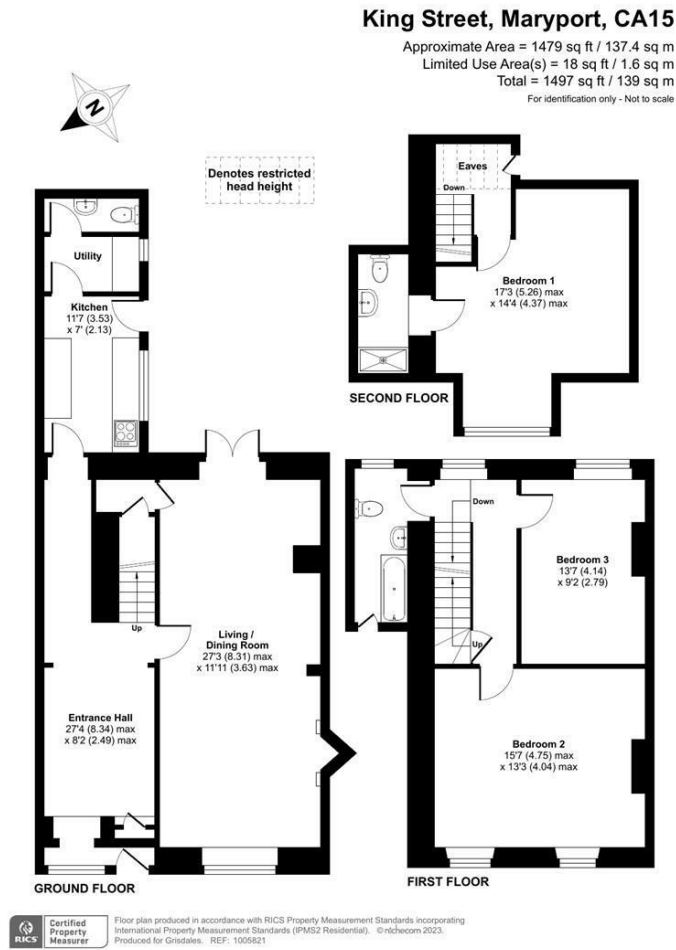
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

UK.

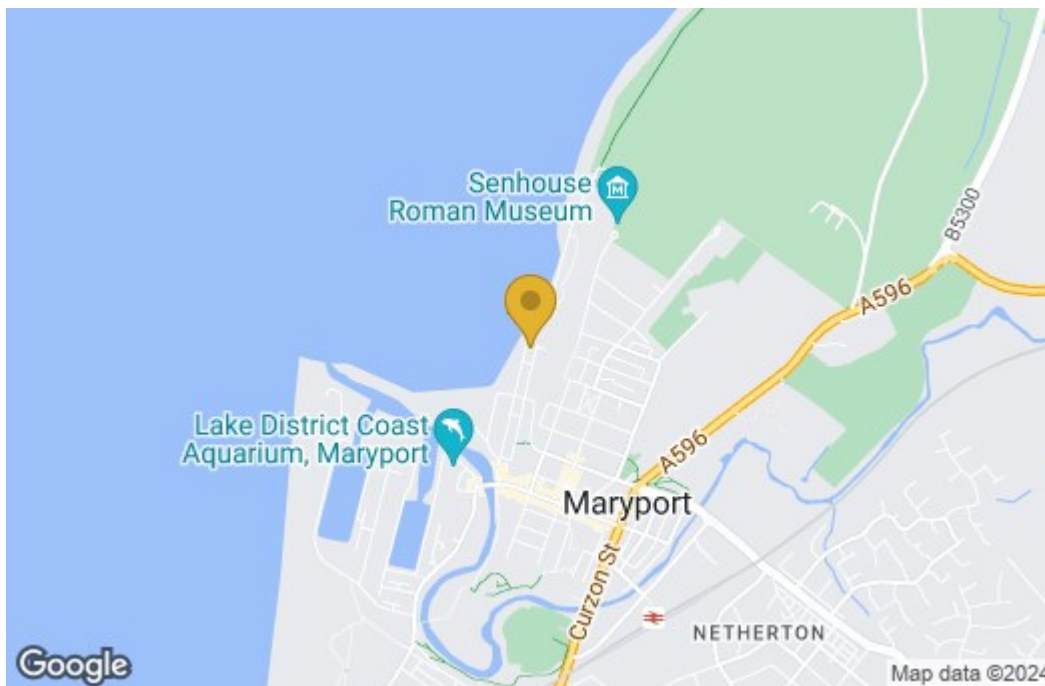
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

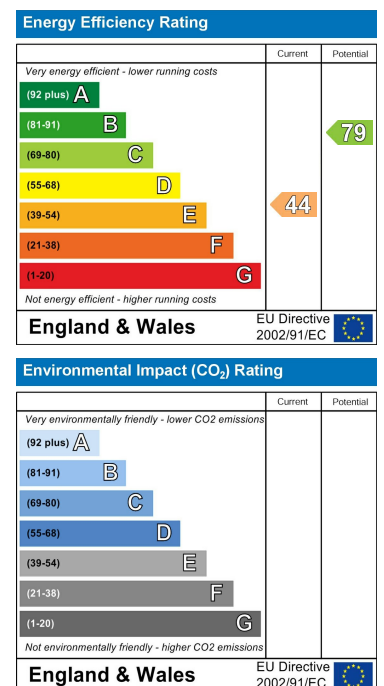
Floor Plan



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.