



GRISDALES

PROPERTY SERVICES



3 Meadow Way, Maryport, CA15 7AZ

£279,995

EVER HAD YOUR EYE ON THE PERFECT PROPERTY AND DREAMED OF OWNING IT? Well dreams do come true!

This is a superb and very deceptive three bedroomed semi-detached dormer bungalow on a fabulous plot and WOW - IT'S AMAZING AND TOTALLY UNIQUE! Let's entice you in.....

Every room you go into, every corner you take, there's a surprise! Both bathrooms are spacious, chic and fabulous, the open plan lounge/kitchen and conservatory are great sociable spaces, all bedrooms are double (with some great storage space upstairs) and even the single garage is larger than expected. The outside areas contrast from large patio/paved/hard standing areas to the more traditional cottage style garden with lawn, borders and a large workshop all under a beautiful Laburnum tree. Step across the bridge which runs over the babbling brook to a perfect place to enjoy your morning coffee or evening cider!

COME TAKE A LOOK.....

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

THINGS YOU NEED TO KNOW

White doors throughout with chrome ironmongery;
Chrome and black sockets and light switches throughout.

ENTRANCE

The property is accessed via a composite door with frosted glazing panels, and that leads into:

INNER HALLWAY

A welcoming hallway with modern white radiator, coving, Karndean flooring.

LOUNGE

16'0" x 13'4" (4.88 x 4.07)



With large window to the front and multi-fuel stove on black granite hearth with matching flue and attractive tiled surround. Television point, deep skirting boards and spotlighting. Door to the first floor.

OPEN PLAN LOUNGE/KITCHEN AREA



A fabulous room with windows to the front, grey tile effect Karndean floor Split into two areas:

KITCHEN

13'3" x 10'5" (4.06 x 3.19)



Kitchen fitted with a range of base and wall units in a taupe colour incorporating wine rack, drawers and cupboards with soft closers, wood effect laminate worktop over and beige ceramic tiled splashback. Fitted with matching centre aisle unit incorporating space for bar stools. Kitchen fitted with double electric oven with microwave over, electric hob and glass and stainless steel extractor fan, pull-out pantry style cupboard, integrated dishwasher. Window to the rear, spotlighting and opening into further area with with modern white radiator and providing access to the conservatory, study/utility room and garage.

CONSERVATORY

13'8" x 11'8" (4.17 x 3.57)



Currently incomplete (requires painting and flooring). Fitted to three sides with uPVC windows with white window sills and warm roof incorporating spotlights. Double doors to the side.

STUDY/UTILITY ROOM

6'3" x 5'9" (1.92 x 1.76)

Fitted with base and wall cupboards, space for a fridge freezer, spotlighting.

BEDROOM ONE

12'2" x 10'5" (3.71 x 3.19)



Double room with an aspect to the front, white modern radiator, spotlighting and coving.

BEDROOM TWO

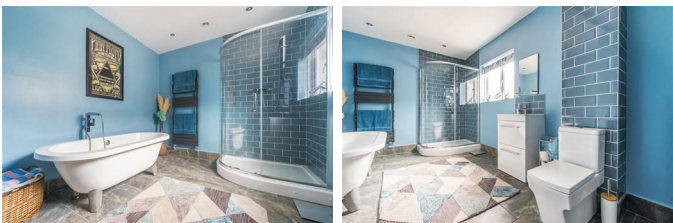
10'7" x 10'1" (3.23 x 3.09)



Double room to the rear with coving, spotlights and modern white radiator.

BATHROOM

15'8" x 8'6" maximum (4.78 x 2.60 maximum)



A fabulous four piece bathroom, comprising free standing bath with modern free standing chrome tap and shower attachment, large shower base with curved door in chrome frame and wall mounted chrome shower and attachments and

fitted with grey ceramic tiles. White wash basin with chrome taps set into two drawer vanity unit in white with chrome handle, grey ceramic tiled splashback and wall mounted mirror. Low level WC with grey ceramic tiles behind. Ample space for furniture within the bathroom, two stylish radiators in slate grey, grey tiled floor with matching upstand, frosted window to the side, extractor fan, spotlighting and access into the loft.

FIRST FLOOR

A door from the lounge leads to staircase, giving access to first floor bedroom.

BEDROOM THREE

11'2" x 9'11" (3.41 x 3.03)



A double room with window to the side, modern white radiator, three sets of double cupboards with hanging rails and large under-eaves storage cupboard. Steps lead directly into:

EN SUITE

17'2" x 7'1" (5.25 x 2.17)



Fitted with shower with sliding door in chrome frame and wall mounted chrome shower and attachments with grey ceramic tiles, white wash basin with chrome mixer tap set into unit with drawer and chrome handle in white gloss and low level WC. Velux roof light, wood effect flooring, radiator and black ladder style radiator.

PARKING AND DRIVEWAY



Access leads onto a large concrete driveway giving access for one vehicle. Further off road parking can easily be made.

GARAGE

20'7" x 13'0" (6.28 x 3.98)

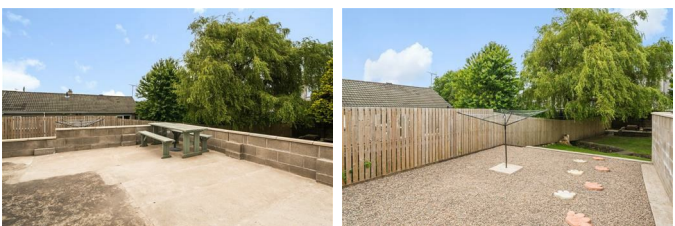
A larger than average garage with up and over door, uPVC window to the side and pedestrian door into the house.

FRONT GARDEN



Laid to lawn with a timber border and shillies around and paved paths to the front door.

REAR GARDENS



A gate leads to the side with concrete area, split with a step and outside tap.

Steps lead down to a further area behind the property ready for final groundwork. Steps again lead to a large shillied area.

SIDE GARDEN



From the side steps lead down to a more traditional garden with large lawn and a bridge that leads over the brook. Beyond is a path that leads to a stone built shed (see below). There's a beautiful Laburnum tree and a willow tree, modern fencing, a wood store and further lawn areas with borders.

STONE BUILT SHED

11'3" x 9'8" (3.45 x 2.96)



With window to the side and concrete floor and walls.

DIRECTIONS

The property is best approached by taking the Cockermouth to Maryport Road and before reaching the town centre. Meadow Way can be found on the right hand side and the property is located on the left.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band B.

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

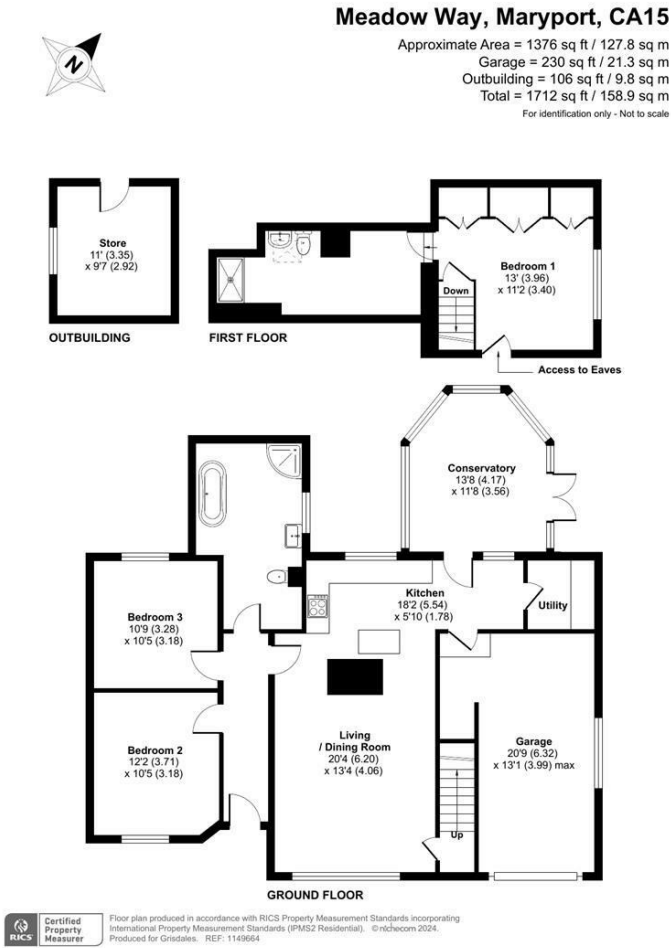
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

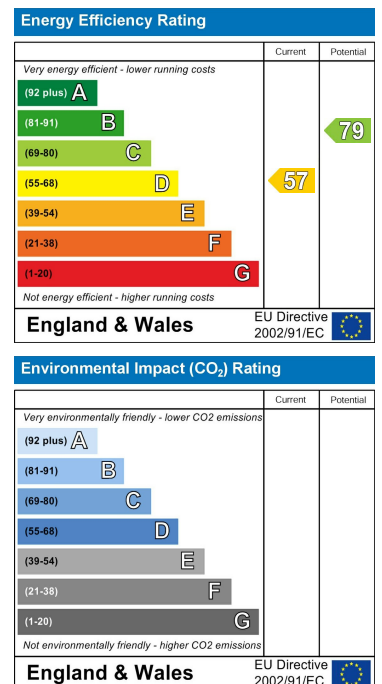
Floor Plan



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.