



GRISDALES

PROPERTY SERVICES



115 High Street, Maryport, CA15 6EH

£100,000

STEP INSIDE THIS LITTLE TREASURE AND YOU'LL REALLY UNDERSTAND WHAT ITS ALL ABOUT...

The interior has been tastefully and very well fitted with a stylish kitchen incorporating integrated appliances and the shower room has been done equally as well. Downstairs there are two cosy reception rooms, one with patio doors to the rear yard and upstairs there are two double bedrooms and the benefit of a washroom too.

Its location just off the town centre is great and there's easy access to the harbour, not to mention some lovely walks including Allonby, just 4 miles away. We love it!

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

ENTRANCE

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

ENTRANCE HALL

With wood effect vinyl floor covering and stairs to the first floor. Part glazed door leading into:

LOUNGE

12'3" x 11'10" (3.75 x 3.62)



With window overlooking the front and double cupboard below. Attractive gas fire in cast iron surround with patterned tiles, granite hearth and dark stained mantelpiece over. Television point, coving and understairs cupboard. Part glazed door leading into:

DINING ROOM

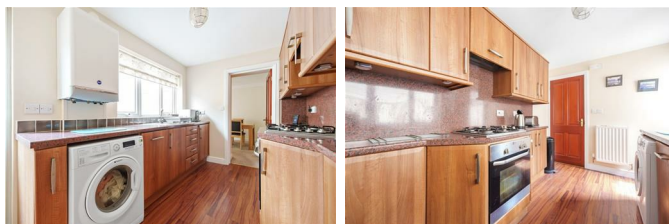
15'2" x 8'5" (4.63 x 2.57)



With coving and patio doors leading to the rear.

KITCHEN

12'1" x 7'3" (3.70 x 2.21)



Fitted with a range of base and wall units in a walnut effect with chrome handles and laminate worktop over with matching upstand and ceramic tiles around the window sill. Includes stainless steel sink with mixer tap, plumbing for washing machine, integrated electric oven with 4-ring gas hob over and extractor fan, 3/4 size dishwasher and integrated fridge. Wall mounted gas boiler, large window to the side and clear uPVC door to the rear and wood effect floor covering.

SHOWER ROOM

7'2" x 5'4" (2.20 x 1.63)



Fitted with pedestal wash basin, shower cubicle with curved screen in chrome frame and wall mounted chrome shower and attachments and low level WC. Fitted around bathroom fittings with either waterproof panelling or beige ceramic tiles. Frosted window to the rear, spotlights and wood effect vinyl floor covering.

FIRST FLOOR LANDING

Giving access to both bedrooms and W.C.

BEDROOM ONE

12'0" x 11'11" (3.68 x 3.64)



With built-in dressing table area incorporating shelving, mirror and drawer. Recessed fireplace, large window overlooking the front and cupboard with hanging rails.

BEDROOM TWO

10'5" x 8'4" (3.20 x 2.56)



Double room to the rear, partly under eaves.

WASHROOM

5'2" x 4'4" (1.59 x 1.33)

Fitted with pedestal wash basin with gold taps and WC. Fitted around sanitary fittings with beige ceramic tiles, extractor fan and partly under eaves.

REAR COURTYARD



Paved and with outside tap.

DIRECTIONS

On approaching Maryport from the Dearham direction, at the traffic lights proceed straight ahead up Wood Street and turn left into High Street. The property can be found on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) 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.

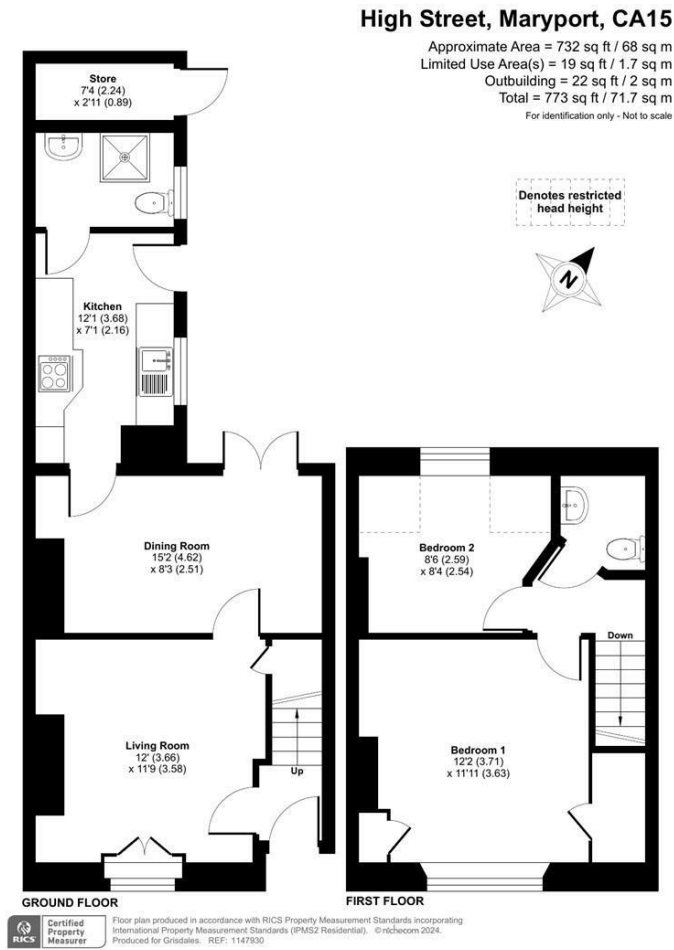
MORTGAGE ADVICE

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.

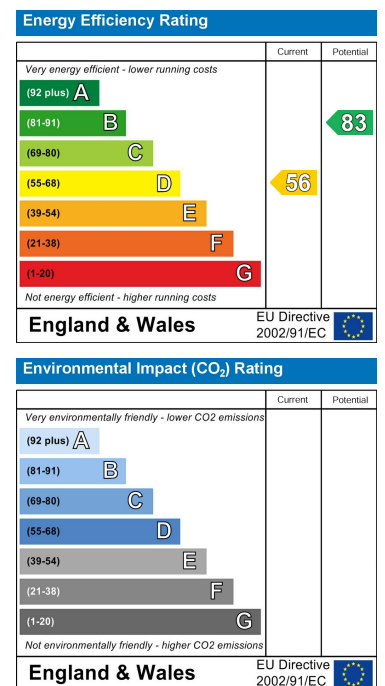
Floor Plan



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.