



# GRISDALES

PROPERTY SERVICES



## 27 Lawson Street, Maryport, CA15 6ND

**£180,000**

YOU ARE GOING TO BE SO IMPRESSED BY THE KERB APPEAL AT NO 27, AND THERE IS SO MUCH MORE TO THIS GORGEOUS HOME WITH THE ICING ON THE CAKE BEING THE PRETTY REAR GARDEN FLOWING FROM THE ELEGANT SECOND RECEPTION...WITH LOTS OF HARD WORK HAVING BEEN CARRIED OUT RECENTLY, THE GROUND FLOOR HAS BEEN COMPLETELY REPLASTERED, REPAINTED WITH FARROW AND BALL PAINT, WHILE THE UPPER FLOOR HAS A STUNNING ART DECO STYLE BATHROOM !

Located in one of the most popular locations in town, close to shops, schools and the harbour, this tasteful home includes two spacious receptions, a sage green kitchen, three double bedrooms over two floors and the gorgeous bathroom. A wonderful home for a family or couple the upper bedroom would make a superb home office.....The rear garden is a fantastic space for entertaining or relaxing with decking, patio and lawn, its SOOO pretty...

Helping you find your perfect new home...

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

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## THINGS YOU NEED TO KNOW

Gas Central Heating

uPVC DG

The front of the property has been repointed with lime mortar

No Onward Chain

## ENTRANCE VESTIBULE

Accessed via wood front entrance door, door into entrance hall

## ENTRANCE HALL

Staircase to first floor, coving to ceiling, door off to reception rooms

## LIVING ROOM

16'4" x 11'8" (5.00 x 3.56)



With impressive bay window to front aspect, with wooden panelling, fireplace with high gloss back and hearth. double doors to dining room, coving to ceiling, wall lights, radiator

## DINING ROOM

13'10" x 11'8" (4.24 x 3.56)



Accessed via double doors from living room and separate door from the hallway, french doors opening onto rear garden, radiator, coving to ceiling

## KITCHEN

21'5" x 5'6" (6.55 x 1.68)



Comprising a range of sage green units with chrome knob handles and complementary high gloss worktop, integrated Siemens electric hob and oven, stainless steel sink and drainer, wall mounted boiler, tile effect flooring, plumbing for washing

machine, understair cupboard, coving to ceiling, small loft access

## FIRST FLOOR LANDING

With staircase to second floor, doors off, radiator

## BEDROOM ONE

16'4" x 15'5" (5.000 x 4.72)



Large and elegant master bedroom with bay window to front aspect with panelling under, dado rail, coving to ceiling, radiator

## BEDROOM THREE

14'0" x 9'3" (4.27 x 2.82)



Pretty in pink! Double bedroom with rear aspect, radiator, coving to ceiling

## SECOND FLOOR LANDING

## BEDROOM TWO

15'5" x 13'8" (4.72 x 4.19)



With vaulted ceiling, a spacious double, radiator

## BATHROOM



Rear aspect, Stunning art deco style bathroom with glamorous

art deco tiled finishes, Matki shower cubicle, Imperial bath, toilet, sink and cupboards, velux window, beam, radiator

## EXTERNALLY



To the front of the property is a block paved Victorian courtyard with wrought iron fencing and gate.

To the rear of the property is a pretty garden, perfect for relaxing and socialising with lawn, paved path, patio and borders of small trees and shrubs, There is a garden shed which would be available to purchase by separate negotiation.

## DIRECTIONS

On approaching Maryport from the Dearham direction, Lawson Street can be found on the left hand side just before the traffic lights in the centre of town.

## 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

Lawson Street, Maryport, CA15

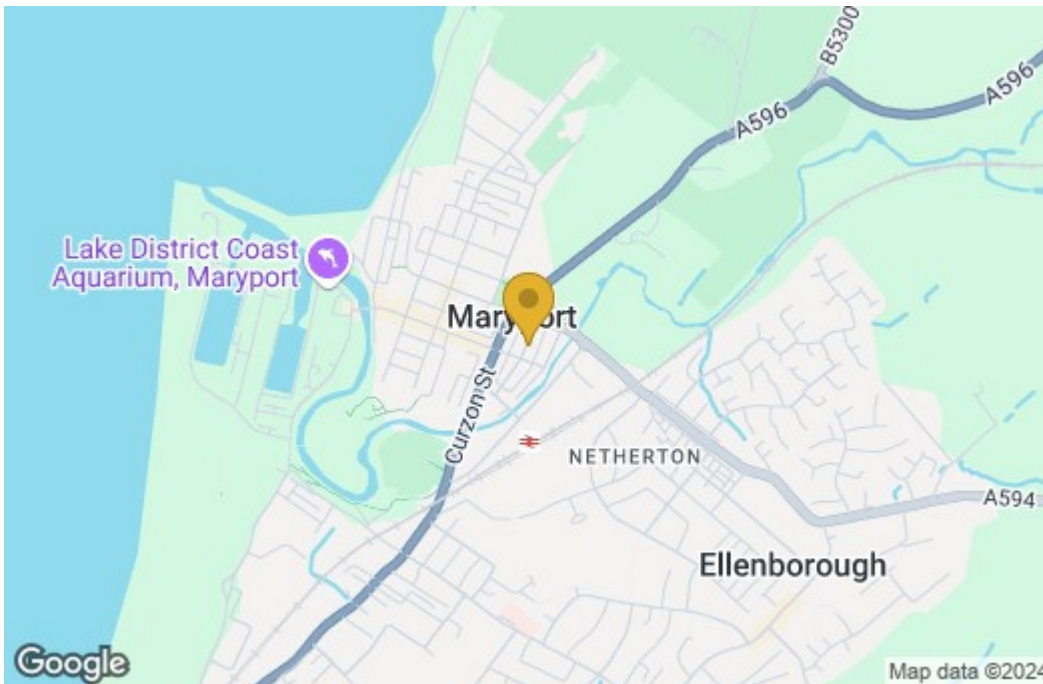
Approximate Area = 1424 sq ft / 132.2 sq m

For identification only - Not to scale

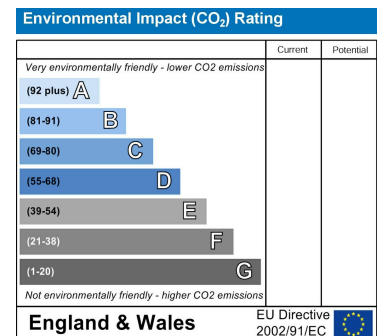
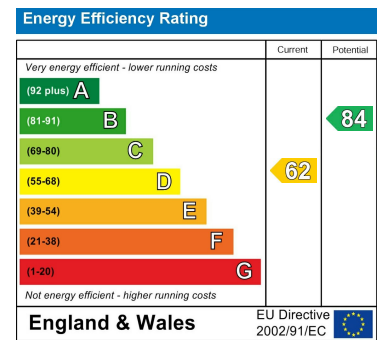


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Gridsales. REF: 1159737

Area Map



Energy Efficiency Graph



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