



# GRISDALES

PROPERTY SERVICES



## 12 Curzon Street, Maryport, CA15 6LL

**£120,000**

\*\*\* RENOVATION PROJECT \*\*\* RENOVATION PROJECT \*\*\* RENOVATION PROJECT \*\*\*

Located in the centre of Maryport, on Curzon Street, is this imposing four storey, six bedroomed end of terrace house. It's offered for sale in need of considerable upgrading and modernisation and on completion of the work it will make a delightful home.

It offers bags of potential with much character and many features.

There's a single garage accessed from John Street.

\*\*\* 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;

Windows are a mix of single glazing and uPVC double glazing.

## ENTRANCE

The property is accessed via a hardwood front door with frosted glazing panel above into:

## ENTRANCE HALLWAY

With stairs to the first floor and leading down to the kitchen and cellar, and doors leading into both reception rooms.

## RECEPTION ROOM ONE

16'4" plus bay x 15'3" (4.99 plus bay x 4.65)



Large bay window to the front and window to the side. Open fire in tiled fireplace with matching hearth.

## RECEPTION ROOM TWO

16'8" x 13'3" (5.09 x 4.04)



With large window to the front. Open fireplace with tiled surround and matching hearth.

## KITCHEN

18'0" x 9'7" (5.51 x 2.94)



Quarry tiled floor and fitted with a basic range of units, mounted gas boiler, built-in cupboards. Pedestrian door into the garage.

## CELLAR ONE

19'4" x 15'4" (5.91 x 4.68)



Stone steps with handrail lead down to cellar one. With built-in cupboard, electricity, gas meter and fuse box etc. Opening into:

## CELLAR TWO

12'4" x 11'6" (3.76 x 3.52)



With three additional smaller store rooms off.

## STAIRS AND LANDING

Staircase with spindles and dark stained handrail to half landing with access to the bathroom and bedroom three.

### BEDROOM THREE

10'4" x 9'8" (3.15 x 2.96)



Double room with an aspect to the rear.

### BATHROOM

8'10" x 5'9" (2.70 x 1.77)



With bath and electric shower over, wash basin and WC. Tiled floor, fully tiled walls, frosted window to the rear.

### FIRST FLOOR LANDING

With large window overlooking the front and telephone point.

### BEDROOM ONE

16'2" x 15'2" (4.94 x 4.64)



With large window overlooking the front and window to side. Spacious double bedroom.

### BEDROOM TWO

16'2" x 13'3" (4.93 x 4.05)



Double room overlooking the front.

### SECOND FLOOR LANDING

With window to the side, walk-in cupboard with shelving and bedroom six.

### BEDROOM SIX

13'3" x 9'8" (4.04 x 2.96)



With feature fireplace, Velux roof light. Double room.

### MAIN LANDING

Giving access to bedrooms four and five.

### BEDROOM FOUR

16'4" x 14'8" (4.99 x 4.48)



Double room with an aspect to the rear.

### BEDROOM FIVE

19'7" x 16'4" maximum (5.98 x 5.00 maximum)



With feature fireplace, spacious double bedroom with an aspect to the front.

### YARD

Small enclosed rear yard.

### GARAGE

16'1" x 9'8" (4.92 x 2.96)

With electric up and over door.

### DIRECTIONS



Curzon Street is the main road running through Maryport, the A596, connecting Carlisle / Workington.

### 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.

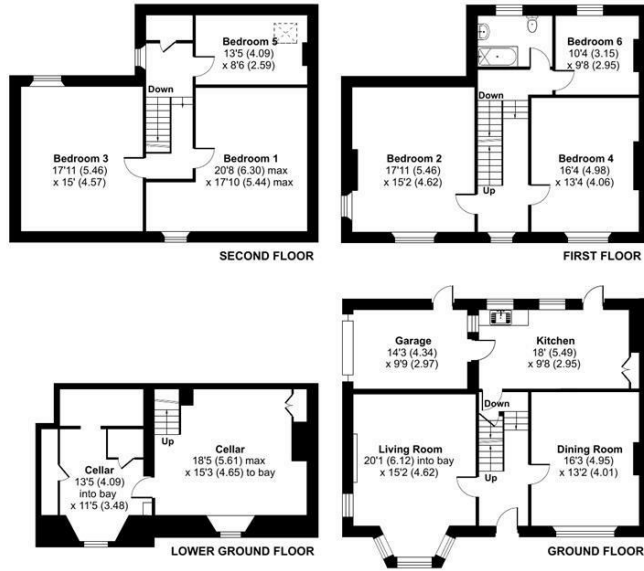
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

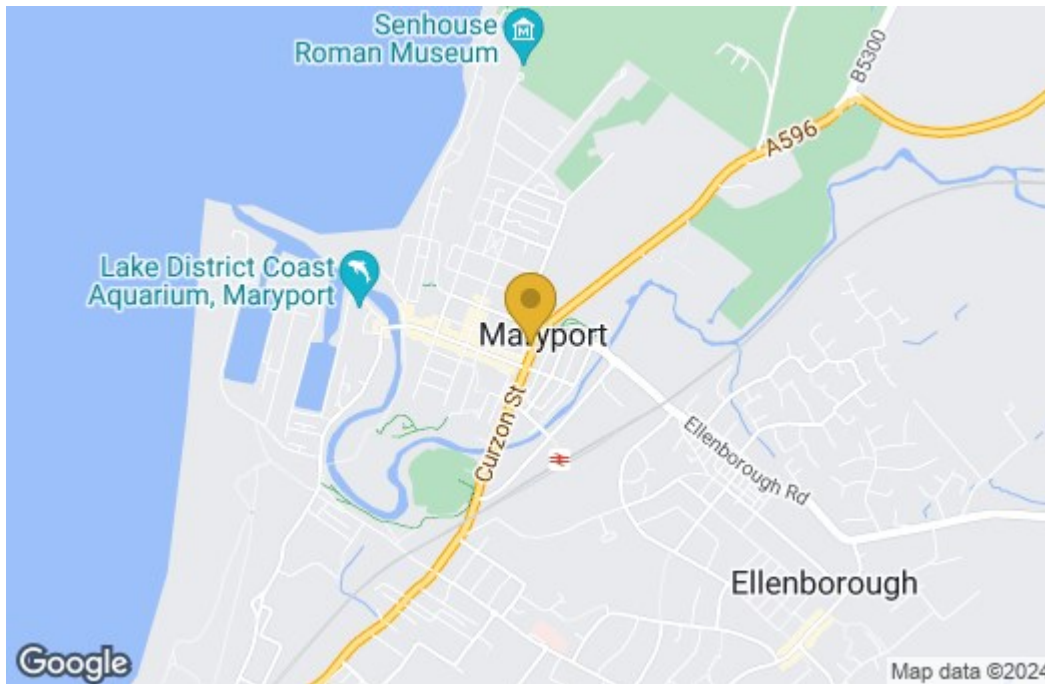
Curzon Street, Maryport, CA15

Approximate Area = 2952 sq ft / 274.2 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 3091 sq ft / 287.1 sq m  
 For identification only - Not to scale

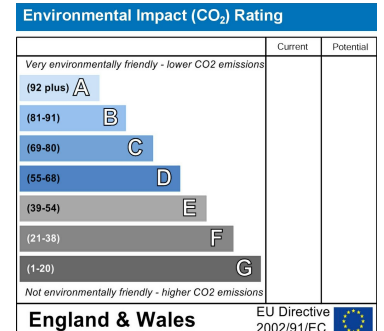
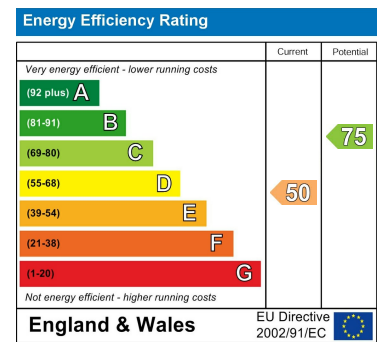


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Grisdales. REF: 1159712

Area Map



Energy Efficiency Graph



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