



# GRISDALES

PROPERTY SERVICES



## 76 Lonsdale View, Maryport, CA15 7EL

**£250,000**

A property that could be your dream home...Lonsdale View is part of a peaceful neighbourhood in a great village that has lots of local amenities including shops and school, yet only ten minutes from Cockermouth and Maryport, and close to the Lake District National Park and the Solway Coast.

Whilst No 76 would welcome some stylish TLC, this well located detached house, boasts two reception rooms, a large kitchen/dining room, three excellent bedrooms, plus an occasional 4th bedroom/home office/nursery, and a well-appointed bathroom, you literally just need some good ideas !

The two reception rooms provide ample space for entertaining guests or simply relaxing with your loved ones and the three / four bedrooms are ideal for a growing family or for those in need of a home office or guest room. The gardens are easily manageable and you have plenty of parking and a single garage for storage...

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

The property has gas central heating and uPVC, double glazing.

## ENTRANCE PORCH

Accessed via a uPVC front entrance door with side lights. Further upvc door with sidelight leads into:

## ENTRANCE HALL

With staircase to first floor; under stair cupboard; radiator.

## RECEPTION ROOM

14'8" x 12'0" (4.49 x 3.68)



With window to front aspect; wooden fireplace with coal effect gas fire with brass surround and marble back and hearth. Accent wall; double multi-glazed doors into:

## KITCHEN/DINING ROOM

18'6" x 10'8" (5.65 x 3.27)



Comprising a range of wooden base and wall units, complementary worktops and tiled splashbacks, integrated oven and separate electric hob, with extractor over Double multi-glazed doors into sunroom. Plumbing for washing machine. wood effect laminate flooring. UPVC door to garden. Excellent sized dining area.

## SUNROOM

13'2" x 8'8" (4.03 x 2.65)



With one set of patio doors and one full length window, radiator.

## FIRST FLOOR LANDING

With window at half-landing; airing cupboard; radiator; access to loft.

## BEDROOM 1

11'8" x 10'4" (3.58 x 3.17)



With dual aspect windows; radiator; double doors to occasional bedroom/office/snug.

## OCCASIONAL BEDROOM/HOME OFFICE

13'2" x 8'9" (4.03 x 2.68)



With windows to dual aspect; radiator.

**BEDROOM 2**

11'8" x 10'4" (3.56 x 3.17)



Window to front aspect; accent wall; radiator.

**BEDROOM 3**

12'9" x 7'8" (3.91 x 2.34)



Window to front aspect; cupboard with boiler; radiator.

**BATHROOM**

7'9" x 5'5" (2.38 x 1.66)



Fully tiled and comprising 3-piece cream suite with bath with electric Bristan shower over, pedestal wash hand basin, low-level WC; vinyl tile effect flooring; radiator.

**EXTERNAL**



**FRONT EXTERNAL**

A good size gravelled area to the front of the property with raised border and driveway to side to accommodate approximately 3 vehicles.

**REAR EXTERNAL**

To the rear of the property is a small lawned area plus paving and gravelled area and beds.

**GARAGE**



With electricity.

## **DIRECTIONS**

From Cockermouth travel North along Gote Road, going past Papcastle and at the roundabout take the 2nd exit on to the A594 towards Maryport. After approximately 5 miles, upon entering Dearham take the right hand turn at the crossroads and take the the left hand turn into Lonsdale View.

## **COUNCIL TAX**

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

## **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.

\*Please note these details have yet to be approved by the vendors.

## **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.

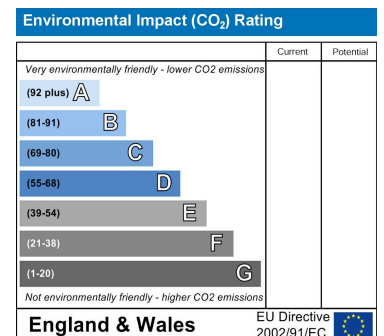
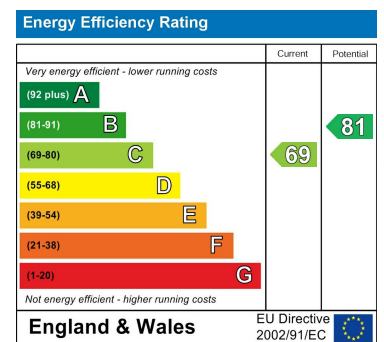
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.