



GRISDALES

PROPERTY SERVICES



5 Green Close, Maryport, CA15 6SW

£185,000

IN OUR OPINION, THIS IS ONE OF THE BEST POSITIONS ON GREEN CLOSE, WITH LOTS OF OPEN SPACE IN FRONT, AND ENJOYING STUNNING SEA VIEWS FROM THE REAR, THE FIRST THING YOU'LL NOTICE ARE THE BEAUTIFULLY KEPT GARDENS...CROSBY IS A WELL KEPT VILLAGE WITH A FRIENDLY COMMUNITY, AND A SHORT DRIVE TO BOTH COCKERMOUTH AND MARYPORT, AND IT HAS THE BEAUTIFUL SOLWAY COAST ON YOUR DOORSTEP !!

Our property on offer is a spacious and well presented three bedroom semi detached home with great family size accommodation including : entrance hall, living room with sliding doors into dining room, a well fitted kitchen, and utility room to the ground floor, and three excellent size bedrooms and a fully tiled bathroom with white suite.

The gardens are large and well established and you can see that they have been much loved by the owners and they are a fantastic addition to the property with lawns, trees, shrubs and flower beds, perfect for children to play and adults to socialise and relax...

To the side of the property is a drive and garage.

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

Gas central heating - The boiler is a system boiler and is 4 years old
uPVC double glazing

ENTRANCE HALLWAY

The property is accessed via a upvc front entrance door with side lights, staircase to first floor. Coving to ceiling. Dado rail.

LIVING ROOM

13'1" x 10'5" (3.99 x 3.20)

With window to front aspect. Wooden fireplace with inset coal effect gas fire, marble effect back and hearth. Sliding doors to dining room. Radiator. Coving to ceiling.

DINING ROOM

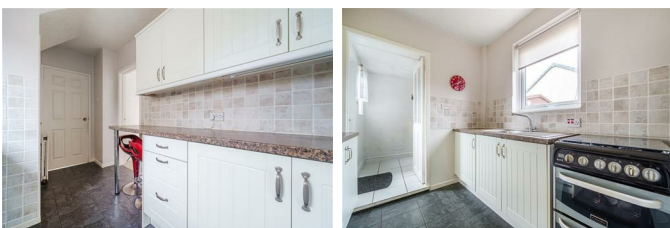
11'1" x 10'5" (3.40 x 3.20)



Window to rear aspect. Radiator. Coving to ceiling.

KITCHEN

12'11" x 7'4" (3.94 x 2.26)



With window to side aspect. Comprising a range of base and wall units with white grooved doors, complementary worktops and tiled splashback. Breakfast bar. Stainless steel sink and drainer. Gas cooker point. Tiled flooring. Radiator.

UTILITY

6'7" x 6'5" (2.03 x 1.98)



With plumbing for washing machine. Tiled floor. Door to garden.

LANDING

With access to loft via loft ladder. The loft is partly boarded.

BEDROOM 1

12'11" x 10'11" (3.94 x 3.33)



Window to front aspect. Wardrobe with tank. Radiator.

BEDROOM 3

9'6" x 7'1" (2.9 x 2.16)



Window to front aspect. Cupboard with boiler. Radiator.

BEDROOM 2

11'3" x 10'2" (3.43 x 3.12)



With stunning views to rear aspect. Radiator.

BATHROOM



Fully tiled bathroom, comprising bath with electric shower over, pedestal wash hand basin, low level WC. Tiled floor. Radiator.

FRONT EXTERNAL



To the front of the property is a well-established garden with lawn and borders. There is a driveway leading to the single garage.

REAR EXTERNAL



To the rear of the property is a beautifully established, well stocked garden, obviously much loved by the owners, and has been maintained to a very high standard. Comprises patio, lawn with borders, rockery and trees with further garden to the rear which would make a great veggie patch, or just to be used as extra garden space. Fabulous size!

GARAGE

With power.

DIRECTIONS

From Maryport proceed northbound on the A595 and upon entering Crosby continue into the centre of the village bearing right at the village green, then first right which will take you into Green Close. The property is located on the right hand side displaying Grisdales For Sale board.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) 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.

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

DELETE BELOW WHEN NOT APPLICABLE

**There is sensitive information in connection with this property, please contact us for further information

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.

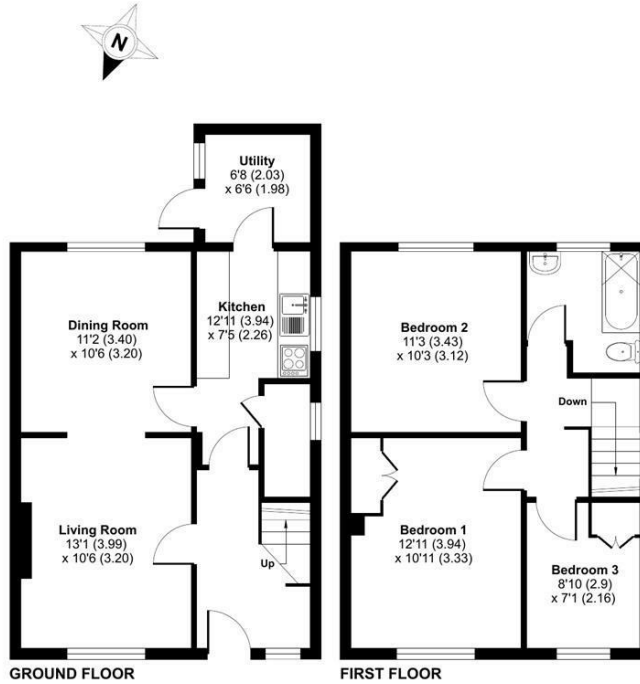
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Green Close, Crosby, Maryport, CA15

Approximate Area = 922 sq ft / 85.6 sq m

For identification only - Not to scale

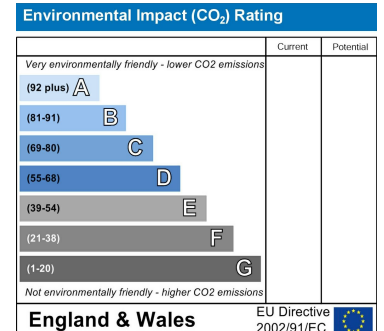
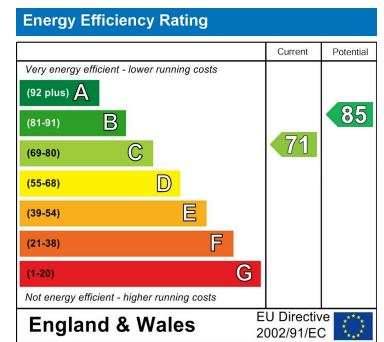


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1166882

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.