



# GRISDALES

PROPERTY SERVICES



## 20 Sycamore Road, Maryport, CA15 7AE

**£159,995**

PERFECTLY PRESENTED INSIDE AND OUT this is a fabulous three bedroomed semi-detached house which we know will sell like hot cakes!

It sits well on Sycamore Road and being on the corner it feels open and light. The accommodation is well presented and perfect for a first time buyer, someone looking to downsize, or invest in property but we know that the main feature just has to be the SINGLE GARAGE!

Inside there's an entrance hall leading to a lounge and there's a dining kitchen at the front - which you might want to re-fit with something of your choice. And upstairs there are three bedrooms and a modern and stylish shower room.

The enclosed garden is pretty and is accessed via sliding doors from the lounge - it's a really sunny spot, it's easily maintained and perfect for lots of garden pots!

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

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  
Double glazing  
White painted panel doors throughout

## ENTRANCE

The property is accessed via a composite door with brushed chrome ironmongery. Leads into:

## INNER HALL

With stairs to the first floor and doors leading into lounge and kitchen.

## LOUNGE

15'6" x 11'3" (4.73 x 3.43)



Gas fire on marble hearth with matching surround and natural wood mantelpiece over. Sliding patio doors to the rear and additional full length window. Television point. Useful under stairs cupboard with shelving.

## KITCHEN

10'11" x 8'10" (3.35 x 2.71)



Fitted with a range of base and wall units in pale green with laminate work top over and ceramic tile splashback. Includes stainless steel sink with brass mixer tap, space for electric or gas cooker, plumbing for washing machine and space for fridge/freezer. Tiled floor. Ample space for a dining table. 2 windows overlooking the front.

## FIRST FLOOR LANDING

With window to the side. Cupboard with shelving.

## BEDROOM 1

11'1" x 9'0" (3.40 x 2.75)



Double room with 2 windows overlooking the front. Cupboard with shelving.

## BEDROOM 2

11'6" x 9'0" (3.51 x 2.76)



Double room to the rear with 2 windows.

## BEDROOM 3

7'7" x 6'2" (2.32 x 1.90)



Single room to the rear.



## SHOWER ROOM

6'1" x 5'5" (1.87 x 1.66 )



Fitted with shower within sliding door with chrome frame and wall mounted chrome shower with attachments including handheld hose and rainfall shower. Recessed shelving. Wash basin with chrome mixer tap. Low-level wc set into grey fronted vanity area with double cupboard and laminate work top over. Chrome ladder style radiator. Fully fitted throughout with stone coloured ceramic tiles. Frosted window to the front. White tongue and groove style ceiling with spotlights. Tiled floor.

## FRONT EXTERNAL



A small, paved drive leads to the front door. Well established shrub and floral borders to the side. Small store to the left hand side of the front door accessed via upvc door. Path leading round to gate at the side/rear.

## REAR EXTERNAL



Sliding doors leads to the back of the property with a paved area and enclosed garden with shillies. Path leading to:

## SINGLE GARAGE

16'0" x 9'1" (4.89 x 2.77)



Up-and-over door. Shelving. Concrete floor. Parking for one car immediately in front of the garage.

## DIRECTIONS

The property is best approached from Cockermouth via the A594. On entering Maryport turn right onto Sycamore Road and the property is on the right hand side.

## 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.

## **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.

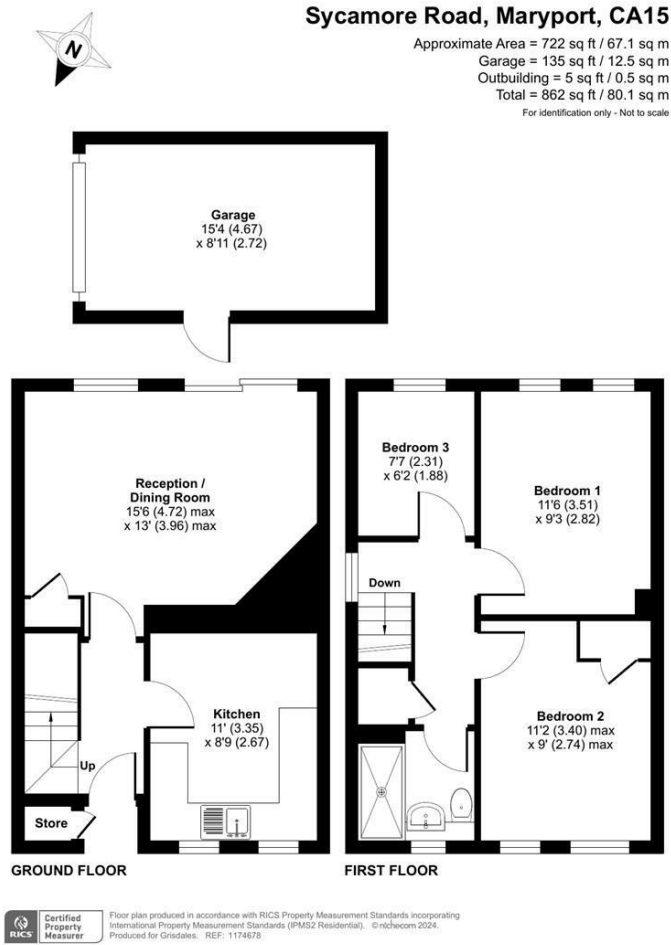
## **MORTGAGE ADVICE**

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.

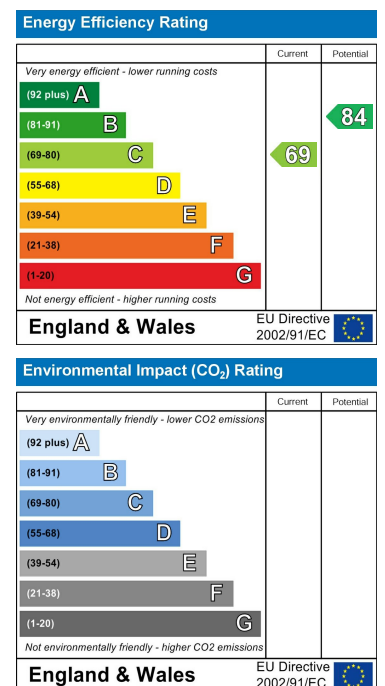
## Floor Plan



## 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.