



GRISDALES

PROPERTY SERVICES



24 Selby Terrace, Maryport, CA15 6NF

£225,000

WELCOME TO YOUR LOVELY NEW HOME! Perfectly located at the end of Selby Terrace with no passing traffic yet within a stones throw of the town centre this is a fabulous four bedroomed semi-detached house with easy to maintain courtyard gardens, parking and a single garage.

Inside there's a wealth of fabulous traditional features, from the original 1940's front door with coloured glazing and brass ironmongery, to the internal doors, some with Bakelite handles, as well as coving, picture rails and ceiling roses. We adore every inch of it and although it's been well loved and maintained over the years there are bags of opportunities for you to put your own stamp on it.

Interestingly in its earlier life it was a Clinic and the original car port area to the front was the pram store - there's also an attractive brick built fireplace within that area too.

Downstairs there's a welcoming hallway with a lounge/diner and kitchen/diner (both rooms dual aspect so bags of natural light) and upstairs there are four bedrooms, a bathroom and separate w.c.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

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
Double glazing
Original internal doors throughout, some with bakelite handles from when the property was built during the 1940s.

ENTRANCE LOBBY

6'3" x 4'0" (1.93 x 1.22)

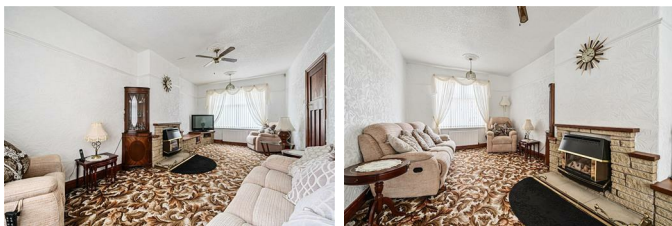
The property is accessed via double UPVC doors with coloured glazing with an arched glazed area above with attractive brickwork. Leads into entrance lobby with wall mounted shelving, tiled floor and coach style wall light. The original front door, with coloured frosted glazing panel and brass letterbox and ironmongery, with frosted glazing panels either side leads into:

INNER HALLWAY

Burglar alarm control panel. Telephone point. Stairs to the first floor. Doors to kitchen/diner and living room.

LOUNGE

22'6" x 10'11" (6.88 x 3.35)



A dual aspect room with large windows to both front and rear, creating a very open and light feel. Picture rail and three ceiling roses. Gas fire on tiled hearth with brick built fireplace with television/video space with natural wood mantelpiece over. Television point

KITCHEN/DINING ROOM

24'4" x 9'10" 134'6" (7.42 x 3.41)



A lovely open room, with windows at either end, naturally split into dining and kitchen area.

DINING AREA

11'2" x 2'1" (plus bay) (3.41 x 0.65 (plus bay))



With an aspect to the front and wall mounted bookshelves. Opening into

KITCHEN AREA

11'2" x 10'1" (3.42 x 3.09)



Fitted with a range of base and wall units in natural wood with laminate worktop over and ceramic tile splashback. Include stainless steel sink. Space for electric / gas cooker with extractor fan above. Space for fridge/freezer and additional space for further appliance. Large window overlooking the rear. Frosted UPVC door to the rear.

SUNROOM

8'11" x 3'2" (2.73 x 0.99)



With windows to 3 sides, shelving and steps leading to rear door.

CLOAKROOM

6'2" x 5'6" (1.90 x 1.69)

Located to the rear of the stairs. Fitted with low-level WC. Frosted window to the rear. Wall mounted coat hooks. Space for additional furniture/appliances.

STAIRS AND LANDING

With dark stained woodwork to the skirting board, bannisters, spindles, handrail and windowsill. Frosted window to the rear. Giving access to all rooms.

BEDROOM 1

11'10" x 11'1" (plus bay window) (3.63 x 3.39 (plus bay window))



Double room to the front with bay window. Picture rail.

BEDROOM 2

12'0" x 7'5" (3.68 x 2.28)



Spacious single room to the front.

BEDROOM 3

12'1" x 10'2" (3.69 x 3.10)



Spacious double room with large window overlooking the front. Picture rail.

BEDROOM 4

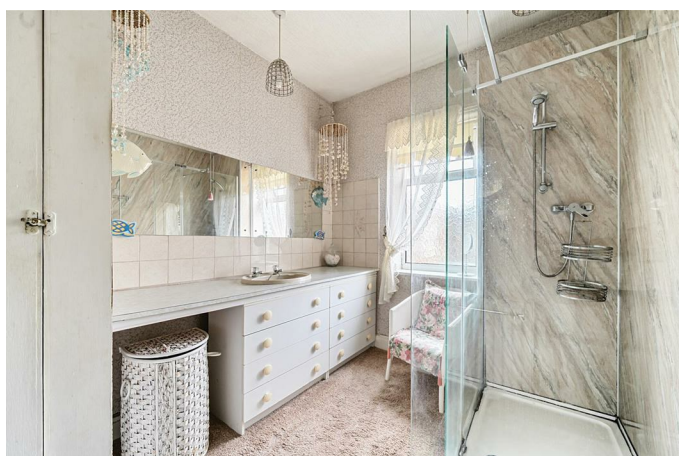
10'11" x 9'11" (3.34 x 3.03)



Small double room located to the rear. Picture rail.

BATHROOM

10'1" x 7'6" (3.09 x 2.3)



Fitted with walk-in shower with sliding door in chrome frame and wall mounted chrome shower with attachments. Fitted with waterproof panelling. Wash basin set within vanity unit with drawers below and space to the side. Part tiled around the vanity area. 2 large mirrors. Cupboard with slotted shelving.

SEPARATE WC

5'5" x 3'2" (1.66 x 0.97)



With frosted window to the rear.

PARKING

Access is via an unadopted road, the property being located at the far end.

Covered carport which is accessed via double gates and with an interesting original brick built fireplace (this car port was the original "pram store" when the property was originally used as a Clinic)

There is off road parking to the rear which leads to a single garage (see below)

FRONT EXTERNAL



A gate leads to a paved area which catches the sun for most of the day.

There is also a greenhouse. A concrete area to the side leads to steps to the back area.

REAR EXTERNAL



A concrete area with steps to the sunroom door.

SINGLE GARAGE



With up-and-over door.

STOREROOM 1

9'9" x 10'7" (plus wc) (2.99 x 3.24 (plus wc))

Accessed via a UPVC door. Includes Belfast sink. Plumbing for washing machine. Wall mounted gas boiler. Concrete floor. Window overlooking the rear. Opens up to:

STOREROOM 2

11'6" x 10'8" (3.52 x 3.26)

With concrete floor. Brick walls. Housing meters.

DIRECTIONS

From Cockermouth, take the A594 to Maryport. Carry straight on at the mini roundabout and just before the main traffic lights in the centre of the town, Selby Terrace is on the left hand side and the property is at the far end.

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.

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

Selby Terrace, Maryport, CA15

Approximate Area = 1679 sq ft / 155.9 sq m
 Garage = 182 sq ft / 16.9 sq m
 Outbuilding = 14 sq ft / 1.3 sq m
 Total = 1875 sq ft / 174.1 sq m
 For identification only - Not to scale

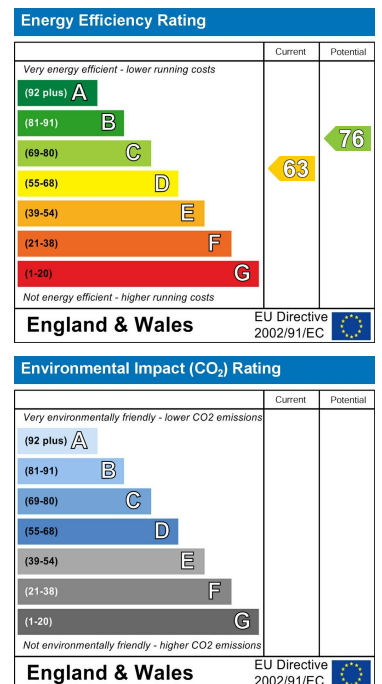


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Gridsales. REF: 1178020

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.