



## 112 Lonsdale View, Maryport, CA15 7EL

**£349,995**

THIS IS A MOST BEAUTIFULLY MAINTAINED FAMILY HOME and offers some superb space, perfect for today's modern family. It's well located within a popular residential area close to Dearham's amenities and handy for Maryport and Cockermouth where there are some great transport links as well as Outstanding Primary & Secondary Schools, good shops, leisure facilities etc. Inside the house boasts beautifully proportioned rooms, all with high quality fittings including a modern and stylish kitchen, natural oak woodwork and built-in wardrobes to most bedrooms.

Pretty gardens surround the house and there's parking for two.  
JUST COME AND HAVE A LOOK!



## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing  
Timber fittings throughout our natural oak.  
Brushed chrome sockets and switches throughout

## ENTRANCE

The property is accessed via a composite door with the frosted glazing panel and that leads into:

## ENTRANCE HALL

A lovely entrance hall with stairs to the first floor and useful under stairs cupboard. Spotlighting. Telephone point. Part glazed oak door leads into:

## LOUNGE

18'10" x 13'7" (5.76 x 4.15)



A lovely light and airy room with a large bay window with oak windowsill. Ceiling rose and coving. New gas fire in brass frame with marble hearth, matching surround and cream marble mantelpiece over. Television point.

## CLOAKROOM

Fitted with wash basin with chrome mixer tap, with cupboard below, low-level WC. Chrome ladder style radiator. Part tiled in brick effect tiling. Frosted window to the side. Wood effect vinyl floor covering.

## FAMILY ROOM



A fabulous open space, perfect for today's modern family and giving a great kitchen, dining space and opening into the conservatory.

## KITCHEN

15'5" x 10'8" (4.72 x 3.27)



Fitted with a comprehensive range of base and wall units in 2-tone cream and taupe with complementary work top over. Includes composite sink unit with chrome mixer tap; double Neff electric oven; integrated fridge/freezer and integrated dishwasher. Centre aisle with a great range of drawers and including Neff electric hob with ceiling mounted extractor fan within false ceiling; integrated wine chiller and space for bar stools. Led spotlighting, wood effect vinyl floor covering, door to the utility room.

## DINING AREA

Ample space for a dining table and opening into the conservatory. Door to the study.

## CONSERVATORY

12'5" x 10'11" (3.79 x 3.33)



A lovely light and private space with a continuation of the kitchen flooring. Wall mounted electric heater. Door leading to the side. New made to measure roof blinds.

## STUDY

9'6" x 15'1" (2.92 x 4.61 )



A fabulous and very useful space, currently used as a study but could be reinstated back to a single garage. Wood effect vinyl floor covering. A good range of built in cupboards with shelving. Frosted window to the rear. Led spotlighting. Patio doors to the front drive.

## UTILITY ROOM

8'10" x 6'1" (2.70 x 1.87 )



Fitted with base units with worktop over and with American style fridge/freezer, plumbing for washing machine and space for an additional appliance. Frosted window and door to the rear.

## STAIRCASE AND LANDING

A beautiful staircase with oak bannisters and opens out to a galleried first floor landing. Access to the loft and airing cupboard.

## BEDROOM 1

13'8" x 10'3" (4.18 x 3.13 )



Double room to the front. Ceiling rose. Coving. Door leading into:

## EN-SUITE

6'9" x 6'1" (2.08 x 1.87 )



Fitted with shower within enclosure, with sliding door in chrome frame, and wall mounted chrome shower with attachments including handheld hose and rainfall shower. Wash basin with drawer below and chrome mixer tap. Wall mounted mirror fronted cupboard. Low level wc. Chrome ladder style radiator. Wood effect vinyl flooring. Fully fitted throughout with tiling in beige, including matte and textured tiles. Led spotlighting. Extractor fan. Frosted window to the side.

## BEDROOM 2

15'5" x 10'4" (4.71 x 3.16 )



Double room to the front with a good range of built in wardrobes with sliding doors and one large mirror fronted. Wall mounted television.



### BEDROOM 3

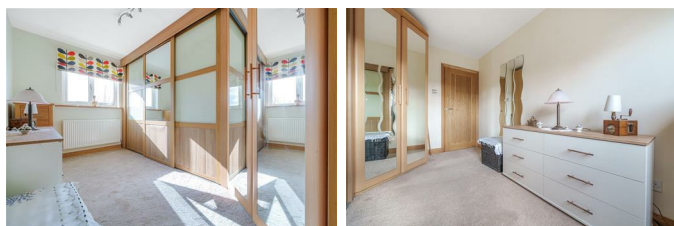
12'7" x 8'2" (3.86 x 2.49)



Double room to the rear with double cupboard.

### BEDROOM 4

13'8" x 6'5" (4.17 x 1.96)



Single room to the front with a fabulous range of built-in wardrobes, some with mirror fronts and some with frosted glazing, and include a great range of shelves and hanging space. Spotlighting.

### FAMILY BATHROOM

10'1" x 7'3" (3.09 x 2.21)



Fitted with shower enclosure, with clear frame, and wall mounted chrome shower with attachments including hand held hose and rainfall shower. Bath with chrome mixer tap. Floating wash basin with chrome mixer tap. Low-level WC. Wood effect vinyl floor covering. Fitted throughout with mat and textured tiles in pale grey. Frosted window to the rear. Spotlighting set within a white ceiling. Black ladder style radiator. Extractor fan.

### EXTERNAL - FRONT



A brick paved drive provides the parking for at least two cars. Front garden with borders and paths to the side.

### EXTERNAL - SIDE AREAS

Well maintained with brick paths and garden shed.

### EXTERNAL - REAR GARDEN



Brick paths lead to the rear newly fitted decking; lawn surrounding the conservatory and attractive shrub and floral borders. Also includes 2 raised patio areas and a gate to the side.

### DIRECTIONS

From Cockermouth, take the Maryport road through Dovenby and onto Dearham. At the cross roads in the centre of Dearham take the right hand turn onto Central Road and then take the first left onto Lonsdale View. Follow the road round to the right and take the next right turn and this property is immediately in front before the cul de sac.

### 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.

### **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

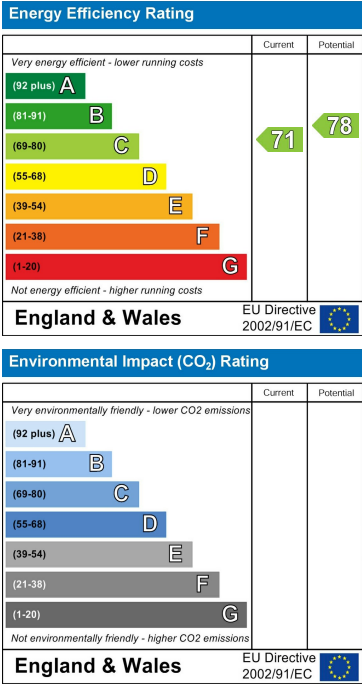


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales - REF: 1201156.

Area Map



Energy Efficiency Graph



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