



## 21 Sycamore Road, Maryport, CA15 7AE

**£250,000**

AS INDIVIDUAL AS YOU ARE!

Built in the mid 1980's by a reputable builder this three bedroomed detached bungalow sits on a super-sized plot and has been extended over the years including the construction of a fabulous conservatory!

In need of some attention and refurbishment it essentially offers some fabulous space with a great focus on the patio and gardens from the lounge and conservatory. There's ample parking, a single garage, beautifully maintained gardens, the rear garden being particularly private, and inside the accommodation is light and cheerful, and ready for you to put your mark on it!

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



## THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

### ENTRANCE

Modern upvc door with panelling to the side which leads into:

### INNER HALL

With coving, telephone point, access into the loft (part boarded), two cupboards (one with the cylinder tank and the other with shelving and hanging space).

### LOUNGE

17'7" x 12'2" (5.37 x 3.73)



A lovely room with double sliding doors onto the patio. Coving, electric fire within fireplace with grey marble surround and hearth, wall lighting, television point and frosted window into the kitchen.

### KITCHEN

18'1" x 11'7" (5.53 x 3.54)



Fitted with a range of base and wall units in cream (painted) with chrome handles and green laminate worktop over with white ceramic tiled splash-back. Includes some glazed fronted cupboards, integrated wine rack, integrated dishwasher, 1.5 bowl stainless steel sink unit, electric hob with extractor fan

over, double electric Siemens oven and integrated fridge/freezer. Green tiled floor, two windows to the front, door to the rear, coving, spotlighting and ample space for a dining table.

### SHOWER ROOM

8'2" x 5'10" (2.49 x 1.78)



Fitted with white ceramic wash basin with chrome mixer tap into white fronted vanity unit with laminate worktop over and wall mounted shelves and cupboards above, large shower base with sliding door in chrome frame, wall mounted Triton electric shower and attachments and low level WC with concealed cistern. Fully fitted throughout with cream ceramic tiles with white clad ceiling, extractor fan, spotlighting, cream tiled floor, chrome ladder style radiator and frosted window to the rear.

### BEDROOM ONE (MASTER SUITE)



Large room split into two areas and including bedroom suitable for a double bed and dressing room area:

### DRESSING ROOM AREA

11'9" x 8'6" (3.59 x 2.61)



With built-in cupboards, shelving, window to the rear, coving and opening into:

### BEDROOM AREA

10'2" x 10'1" (3.11 x 3.08)

Double room with coving.

### BEDROOM TWO

11'1" x 9'0" (3.40 x 2.76)



Double room to the front. Fitted with a comprehensive range of white fronted cupboards and drawers with bedside units and cupboards above, additional double fronted cupboard with shelving and cupboard above, large window facing the front and coving. Door leading into:

### EN SUITE

7'7" x 5'2" (2.32 x 1.60)



Fitted with white wash basin set into vanity unit incorporating WC with concealed cistern and shower unit with wall mounted Mira shower and attachments. Fitted around sanitary fittings with white ceramic tiles, frosted window to the front, plastic clad ceiling, spotlights, white ladder style radiator and white ceramic tiled floor.

### BEDROOM THREE

8'11" x 8'3" (2.73 x 2.53)



Single room to the rear with coving with double doors that open into:



### CONSERVATORY

18'3" x 12'5" (5.57 x 3.81)



Fabulous conservatory with windows to two sides overlooking the garden and double doors to the patio and door leading back into the house through Bedroom 3. Plastic ceiling with spotlights, wall lighting and dark stained windows sills and skirting boards. Door into the utility room.

### UTILITY ROOM

10'9" x 8'5" (3.28 x 2.59)



Fitted with a range of base and wall units in differing styles and a good range of shelving. Includes plumbing for washing machine and space for additional appliances, access into the loft, stainless steel sink and large window overlooking the rear and cork tiled floor.

### PARKING AND GARAGE

18'0" x 11'0" (5.51 x 3.36)



A tarmacked drive for two/three cars leads to a single garage with up and over door and good range of shelving.

### FRONT GARDEN

Laid to lawn with a concrete path to the centre and some attractive and mature planting. Paths from each side of the property lead to the rear garden.

### REAR GARDEN



To the rear of the property is a large patio accessed from the lounge and the conservatory with steps down to a square lawn. Attractive and well established shrub and floral borders. Steps lead to a detached shed.

### DETACHED SHED

11'6" x 9'8" (3.53 x 2.96)

An electric panel heater, electricity, water and concrete floor.

### 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 left hand side.

### COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band D.

### 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 GRIDDALES

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 Griddales, 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

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## SURVEYS AND VALUATIONS

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## MORTGAGE ADVICE BUREAU

Griddales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

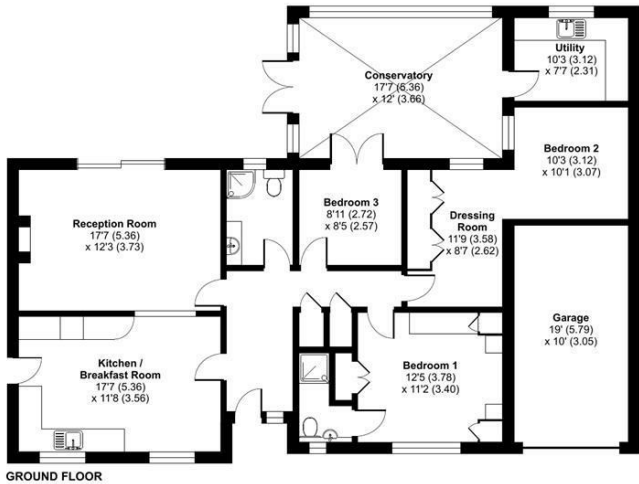
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Griddales office.

Floor Plan

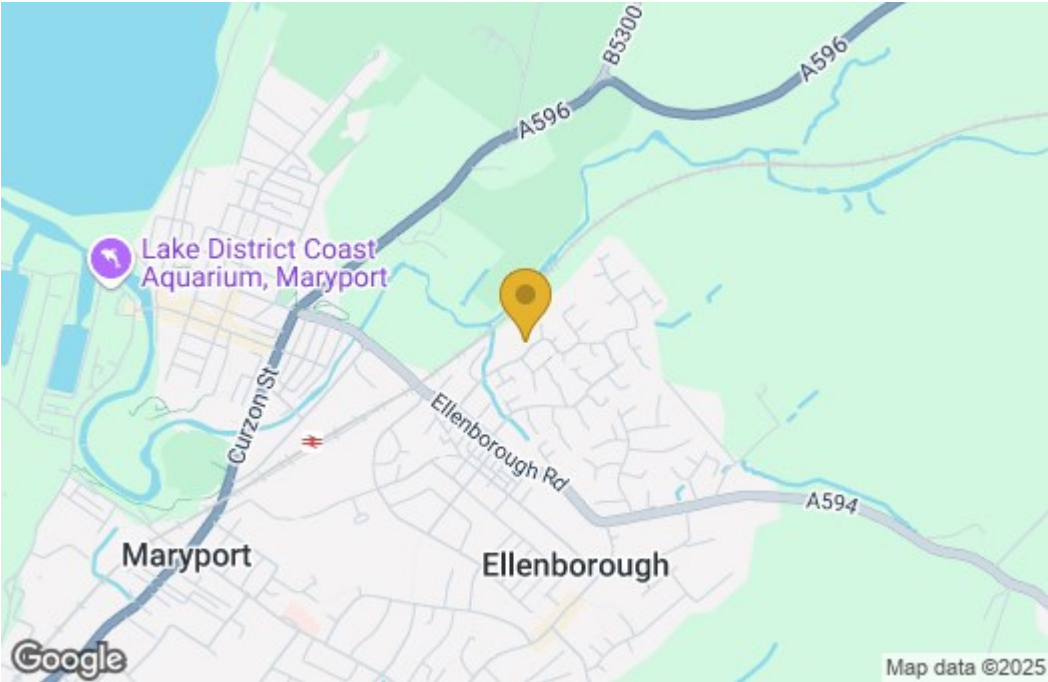
Sycamore Road, Maryport, CA15

Approximate Area = 1437 sq ft / 133.5 sq m  
Garage = 190 sq ft / 17.6 sq m  
Total = 1627 sq ft / 151.1 sq m  
For identification only - Not to scale

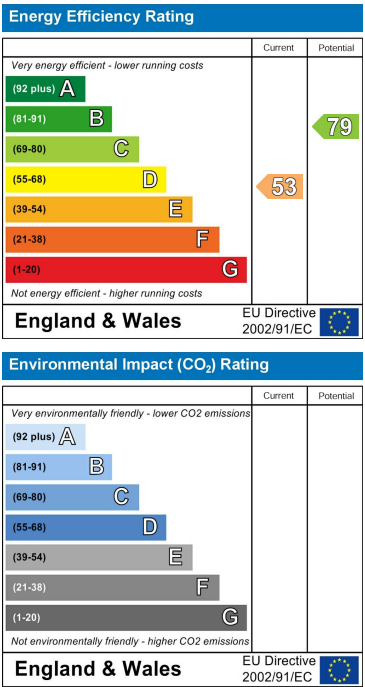


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Gridsdales. REF: 1095857

Area Map



Energy Efficiency Graph



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