



## 2 James Street, Maryport, CA15 7NU

**£119,950**

The work has all been done for you!! Step inside this FULLY REFURBISHED three bed end terrace in a popular residential area of Maryport. Designed perfectly on the ground floor for open plan living offering a great space for entertaining. The three bedrooms provide ample space for individual, couples and families alike.

Just a short walk to the picturesque harbour, aquarium and range of shops, schools and restaurants, you don't need to travel far to get to what you need.

Call us today on 01900 829977 to take a look around, this is sure not to be around for long.

## THINGS YOU NEED TO KNOW

The Property has had a full refurbishment throughout. The property benefits from mains gas, water and drainage, electricity and double glazing.  
NO OUTSIDE SPACE

### ENTRANCE



Is via a upvc front door, straight into:

### OPEN PLAN LOUNGE/KITCHEN/ DINER

26'10" x 13'7" (8.19 x 4.16)

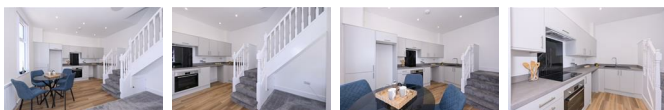


### LOUNGE AREA



Front and side aspect double glazed windows, electric fire. Stairs leading to first floor.

### KITCHEN/DINER AREA



Brand new fitted kitchen comprising of grey wooden wall and base units with complementary work surfaces. Integrated

electric oven and hob with extractor fan above. Space for new owners to put free standing appliances. Laminate flooring.

### BEDROOM ONE

13'7" x 6'11" (4.16 x 2.13)



Front and side aspect double glazed windows, radiator, double in size.

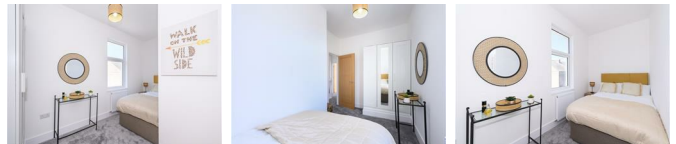
### BATHROOM



Newly fitted 3-piece suite comprising of bath with overhead shower, wc and wash basin. Upvc marble style wall panelling, heated towel rail.

### BEDROOM TWO

14'0" x 7'4" (4.29 x 2.26)



Front aspect double glazed window, radiator, double in size.

### BEDROOM THREE

10'10" x 7'5" (3.32 x 2.28)



Side aspect double glazed window, radiator, single in size.

## EXTERNALLY



Parking is by way of on-street. There is no outdoor space belonging to this property.

## DIRECTIONS

Entering Maryport on the A594 from Cockermouth, take the second on the left and the house can be found on the left hand side and can be identified by a Grisdales For Sale board..

W3w: ///twigs.tower.laminated

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

## 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

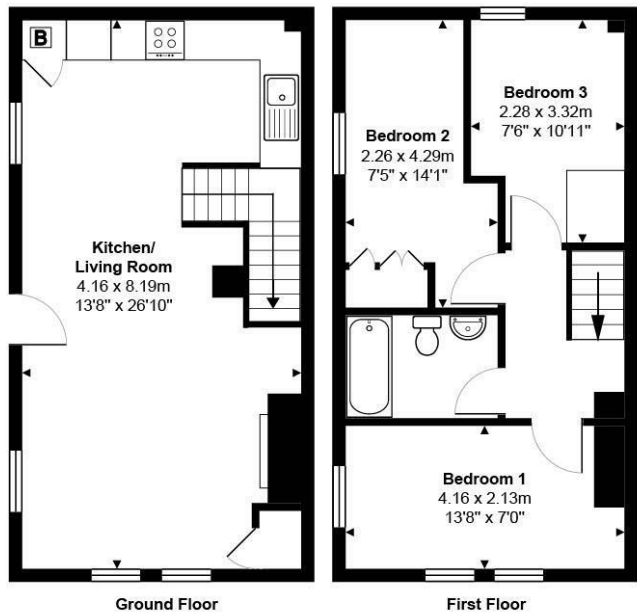
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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

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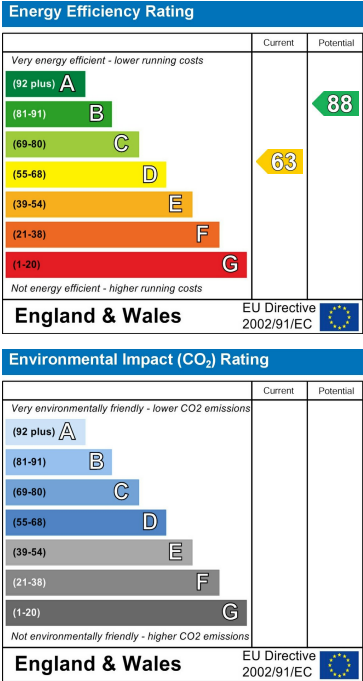


All measurements are approximate and for display purposes only

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 firms employment has the authority to make or give any representation or warranty in respect of the property.