



GRISDALES

PROPERTY SERVICES



7 Beechwood Close, Maryport, CA15 7BZ

£199,950

SITTING PROMINENTLY IN THIS POPULAR LOCATION is this super four bedroomed semi-detached house which offers some brilliant space for a growing family...

Having been extended to the side to provide a two storey extension it's ready for some upgrading and refreshing and a re-fit, but we think there's a super opportunity to make the most of the views from the upstairs bedroom windows - you can see right over rooftops to the Solway Firth and Scottish Fells in the distance - we are reliably informed that the sunsets are stunning and it's a fabulous spot to sit and enjoy the view!

Being on a corner plot the garden is generous, yet private to the rear, and there's off road parking and a single garage.

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

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

Gas central heating - the boiler and gas fire are serviced annually.

Double glazing.

ENTRANCE

The property is accessed via a hardwood door with frosted panelling and that leads into:

ENTRANCE HALL

With stairs to the first floor and glazed door leading into:

LOUNGE

14'3" x 11'6" (4.36 x 3.52)



A light and airy room with a large window overlooking the front, brick built television stand and gas fire on marble hearth with matching surround, coving and television point. Double sliding hardwood glazed doors lead into:

DINING ROOM/SECOND RECEPTION ROOM

15'10" x 8'2" (4.84 x 2.49)



With laminate floor, two windows overlooking the rear, understairs cupboard with shelving. Glazed door leads into:

REAR LOBBY

With uPVC door to the rear and opening into:

KITCHEN

10'11" x 9'8" (3.34 x 2.97)



A lovely bright and spacious kitchen with windows to the side and front. Fitted with a range of base and wall units in beech

effect with laminate worktop over and beige ceramic tiled splashback. Includes 1.5 bowl composite sink unit with mixer tap, 4-ring gas hob, integrated electric oven with space for a further oven/microwave above. Extractor fan, range of shelving and space for a table.

UTILITY ROOM

6'10" x 6'6" (2.10 x 1.99)

Fitted with two white fronted base units with stainless steel sink over and pink ceramic tiled splashback. Includes plumbing for washing machine, space for fridge/freezer and additional appliances, wall mounted shelving and large window overlooking the rear.

CLOAKROOM

6'6" x 3'4" (1.99 x 1.04)

Fitted with a WC, wall mounted wash basin with ceramic tiles around sanitary fittings, wall mounted shelving and frosted window to the rear.

STAIRS AND LANDING

Staircase leads to a landing with access into four bedrooms and bathroom and built-in bookcase.

BEDROOM ONE

21'0" x 11'2" (6.41 x 3.41)



Accessed via a hardwood door with frosted glazing panels. A lovely light and airy room with three large windows, two to the side and one to the front, cupboard. What a fabulous view!

BEDROOM TWO

11'1" x 9'0" (3.39 x 2.76)



Double room to the front with built-in cupboard with shelving.

BEDROOM THREE

11'10" x 9'5" (3.63 x 2.88)



Double room to the rear.

BEDROOM FOUR

7'10" x 6'7" (2.41 x 2.03)



Single room to the front with wall mounted shelving and cupboard above staircase housing Worcester gas boiler.

SHOWER ROOM

6'2" x 5'4" (1.88 x 1.64)



A part glazed door leads into the shower room. Fitted with corner shower with sliding doors in chrome frame and wall mounted chrome shower and attachments, white pedestal wash basin with chrome taps set into white fronted vanity cupboard with wall mounted mirror fronted cupboard above and light and low level WC. Fully tiled throughout with beige ceramic tiles with white tongue and groove ceiling and tile effect flooring.

EXTERNALLY - FRONT & SIDE GARDEN



With lawn and surrounded by hedging, leads to steps to the front door with paving and additional garden areas.

EXTERNALLY - REAR GARDEN



To the rear is a large paved area with small garden with well established shrub and floral borders.

PARKING & GARAGE



There is parking for one car on a brick paved drive and that leads to a single garage with electric up and over door.

OUTLOOK



A super view from the side and front windows over the rooftops of Maryport towards the Solway Firth in the distance and the Scottish fells.

DIRECTIONS

From Workington on the A596 head for Maryport. Through Maryport to the traffic signals, turn right for Cockermouth on the A594. Turn left onto Cedar Crescent. Turn left onto Beechwood Close.

COUNCIL TAX

We have been advised by Copeland Borough Council (0300 373 3730) 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 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

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. Griddales 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

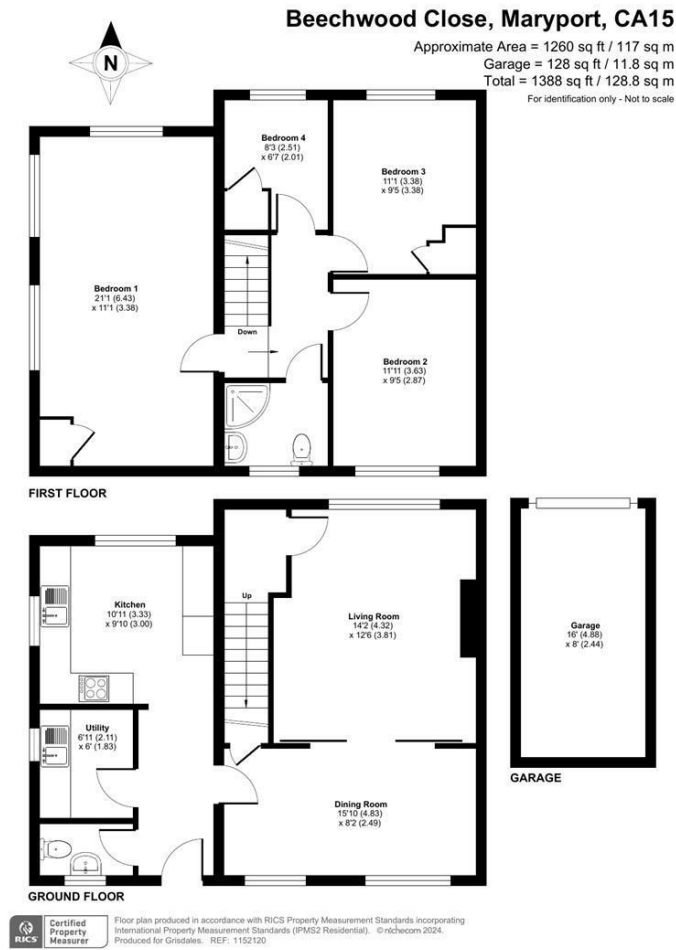
Griddales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

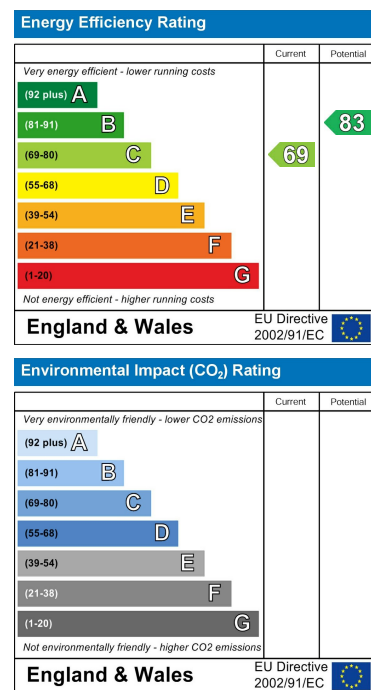
Floor Plan



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.