

Row Brow Park, Dearham, Maryport, Cumbria, CA15 7JU

Asking Price £225,000

Council Tax Band: B



Welcome to this lovely three-bedroom detached house, located in Row Brow Park, Dearham. Occupying a generous corner plot, this property benefits from a supersized driveway, integrated garage and a large, private garden.

This much loved family home has a cosy lounge and separate dining room and kitchen. With a spacious utility room and conservatory, there is definitely scope to consider a makeover to produce a more modern cooking and dining space.

Upstairs, there are two double bedrooms and a good sized single room, as well as a family bathroom.

Built in 1960, this property has been given a modern makeover to help minimise energy bills. Solar PV panels on the roof provide free electricity to the property, both directly and also through state of the art battery storage. Excess energy is then exported to the National Grid, providing a useful extra income. The gas central heating system is complemented by high levels of insulation throughout - take a look at the attached EPC to see how effective these improvements have been!

One of the highlights of this property is the beautiful, mature gardens that surround the house. A simply wonderful place to be, this is the perfect place to retreat to after a busy day.

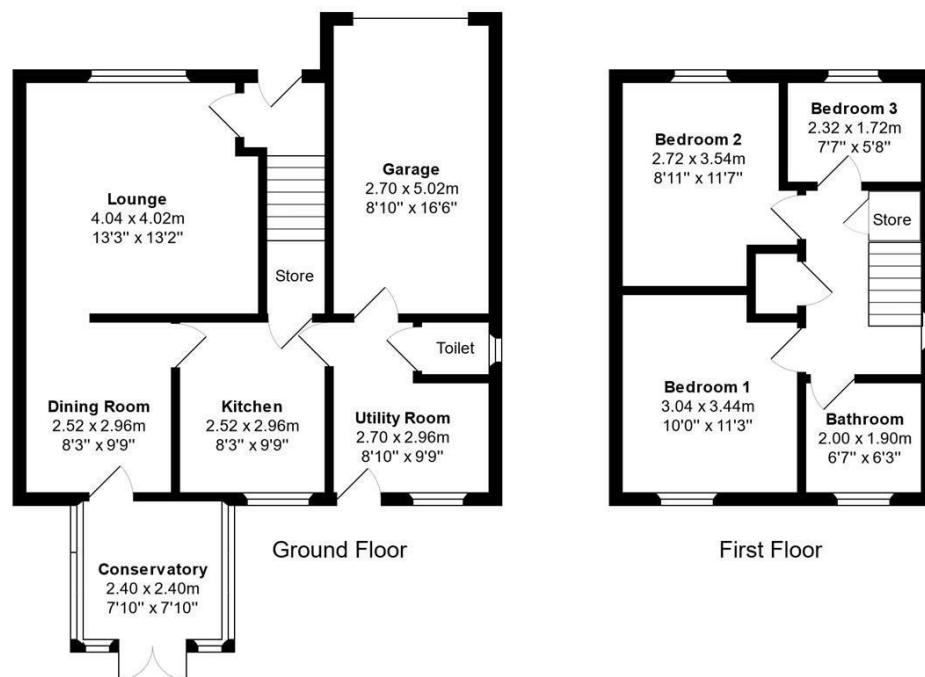
In summary, a great property in a fabulous location that has the potential to be a perfect family home.



Open House West Cumbria

Floor Plans: 52 Row Brow Park, Dearham

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	