

Station Street, Maryport, CA15 6DD

Asking Price £120,000

Council Tax Band: A



Located in a quiet residential area close to the town centre, this extremely spacious property has the potential to be a fabulous family home.

The large lounge certainly makes the most of the available space, extending to more than 23m², that feels even larger thanks to a full height, bay window. With lots of room for sofas and furniture, a feature gas fire compliments the fully-serviced, gas central heating system.

The adjoining kitchen has lots of worktop and storage space, as well as integrated oven, hob and fridge freezer.

The first floor houses the main, double bedroom and a three-quarter sized bedroom. The family bathroom has a shower over bath suite that would benefit from a modern update. The second floor houses a third, large bedroom that has enough room for an office/games area - perfect for a teenager or young adult.

Outside, there is a large yard that has previously been utilised for off-street parking. The yard provides access to the property's cellar, which extends to the full footprint of the house. Basic lighting makes this a great storage space, with the potential for further development.

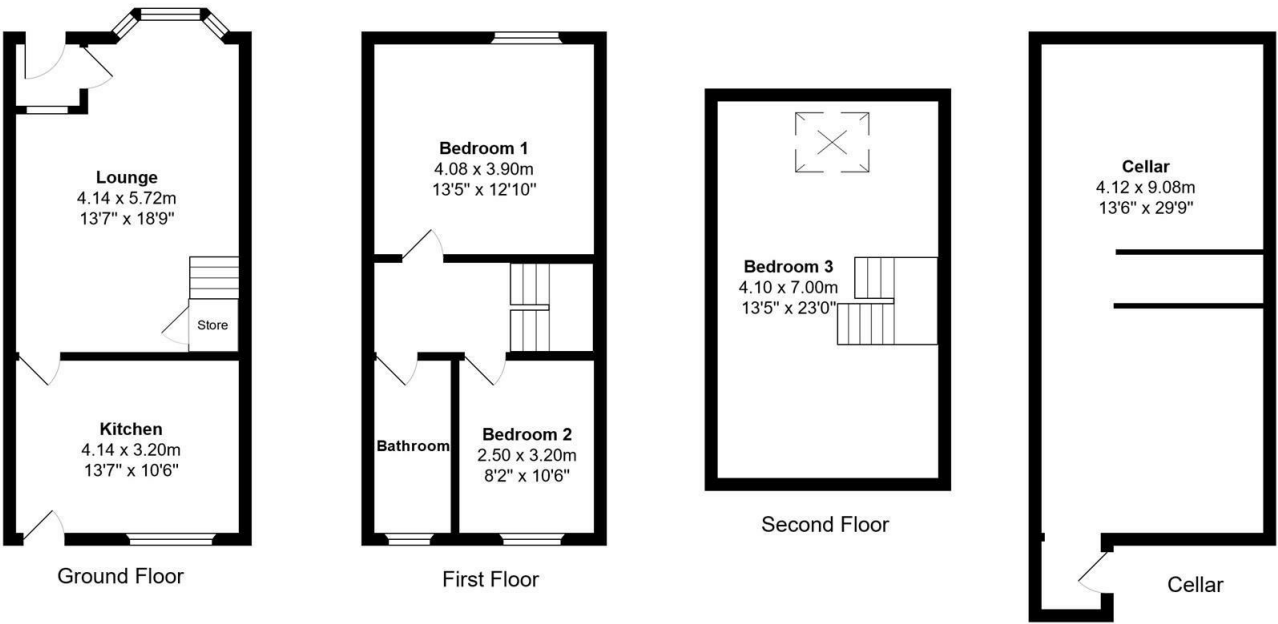
In summary, a much loved family home with lots of space throughout, that needs a little TLC and upgrading.



Open House West Cumbria

Floor Plans: 1 Station Street, Maryport

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		59
(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