

Queens Avenue, Maryport, CA15 8HD

Asking Price £85,000

Council Tax Band: A



Occupying a large, corner plot in a quiet, residential area, this two bedroom, semi-detached property offers a surprising amount of space - both inside and out.

Parking is not a problem thanks to a large driveway that can easily accommodate four vehicles. There is more than enough room for a caravan or motorhome.

Inside, the large lounge extends to the full depth of the property, and benefits from lots of natural light, thanks to two large windows. A feature gas fire complements the gas central heating and the property has double glazing throughout.

The kitchen has a decent amount of storage and worktop space, with room for a freestanding cooker, a fridge freezer and washing machine. Upstairs, there are two large bedrooms and, with the carpets removed, the flooring can be seen to be in excellent condition.

The bathroom comes complete with an electric shower over the bath, but would benefit from a re-design and new bathroom suite.

Outside, two outhouses provide handy and secure storage, and could possibly be converted into a utility room.

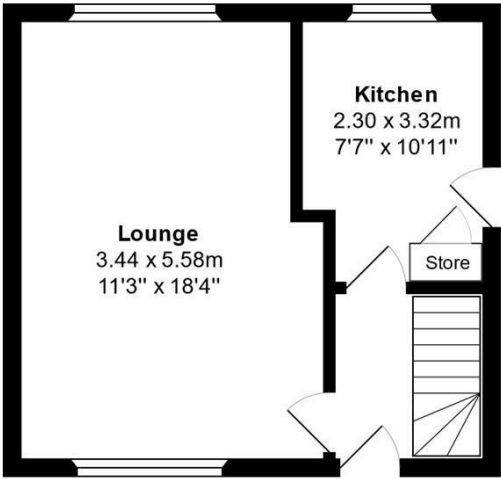
In summary, a spacious property that with just a modest amount of modernisation will make a great home. Early viewing is highly recommended.



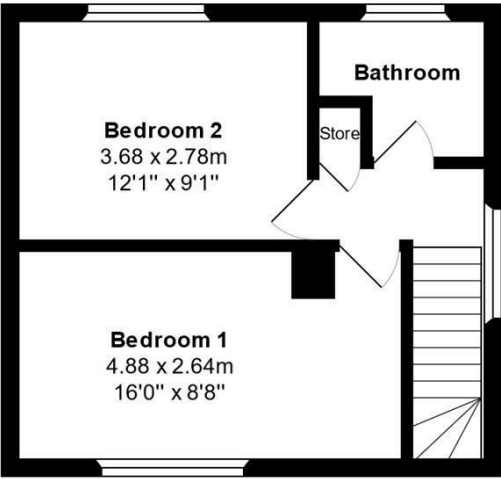
Open House West Cumbria

Floor Plans: 2 Queens Avenue, Maryport

Not to Scale: Dimensions and layout for guidance only



Ground Floor



First Floor



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