

Brookside, Maryport, Cumbria, CA15 7AF

Asking Price £195,000

Council Tax Band: B



Welcome to 13 Brookside, Maryport. A fabulous property that really ticks all the boxes!

Located in a quiet, sought-after, residential cul de sac, and only a short walk away from the town's facilities. Set back from the road by a tidy front garden, the driveway can easily accommodate two vehicles, with additional, secure parking in the detached garage.

The heart of this home is the large lounge that extends to the full depth of the property, and incorporates a family dining area. Natural light is maximised by a large picture window to the front elevation, and a sliding patio door to the rear. A feature gas fire complements the fully-serviced gas central heating. Maintained to the highest standard, the property benefits from modern double glazing throughout and a high quality, composite, front door.

The adjoining kitchen has lots of storage and worktop space, as well as integrated oven, hob and extractor fan. There is also space for a freestanding fridge freezer, washing machine and dryer.

Upstairs, there are two proper double bedrooms and a surprisingly spacious third bedroom. The internal accommodation is completed by a large family bathroom, complete with bath and separate shower cubicle.

Outside, the attractive rear garden features a lawn, two patio areas and mature borders.

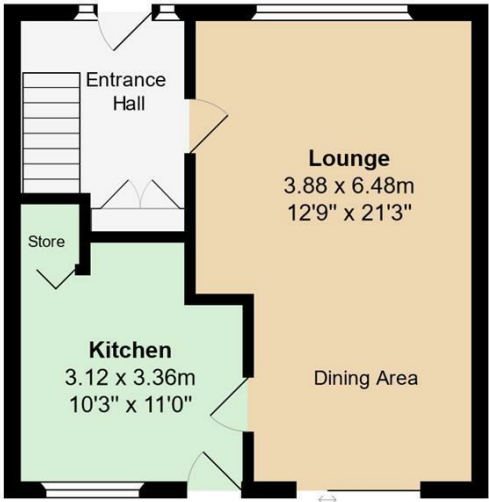
In summary, a much loved family home that now needs a new family to make their own special memories. Early viewing is highly recommended.



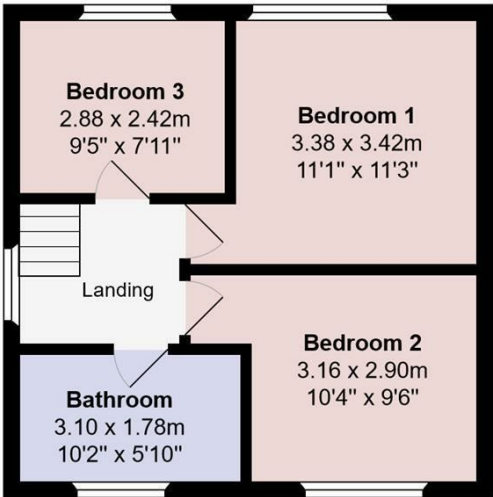
Open House West Cumbria

Floor Plans: 13 Brookside, 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		83
(81-91) B		
(69-80) C		64
(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	