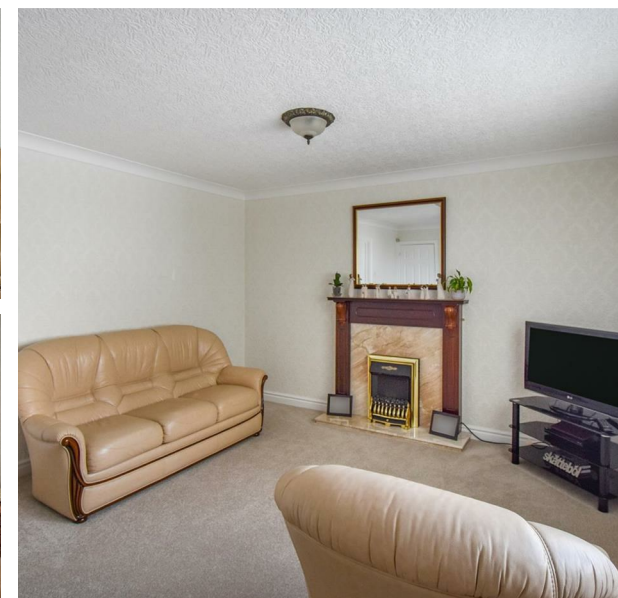


Whitecroft, Maryport, CA15 8NQ

Asking Price £140,000

Council Tax Band: A



An exceptional, modern terraced property, with three bedrooms and lots of usable space throughout. Perfect for first time buyers, or a small family wanting extra space, you will have to search far and wide to find a property anywhere near as good as this, for this price.

Located on the quiet, Whitecroft estate on the edge of the town, this well built house has been maintained to the highest standards, and is freshly decorated.

The ground floor living space consists of a large lounge, and an even more spacious kitchen diner - both are great family spaces. The fitted kitchen features plenty of storage and worktop space, as well as room for a family dining table.

Upstairs, there are two double bedrooms, each benefitting from lots of natural light and offering plenty of room for bedroom furniture. A good-sized single room has been utilised as a changing room. A fully tiled family bathroom, complete with shower over bath suite, completes the internal accommodation.

Hot water and heating are provided by a fully serviced, Worcester gas combi-boiler, covered by British Gas's all-inclusive Home Cover.

Outside, there is a private, low maintenance rear garden and on-street parking to the front.

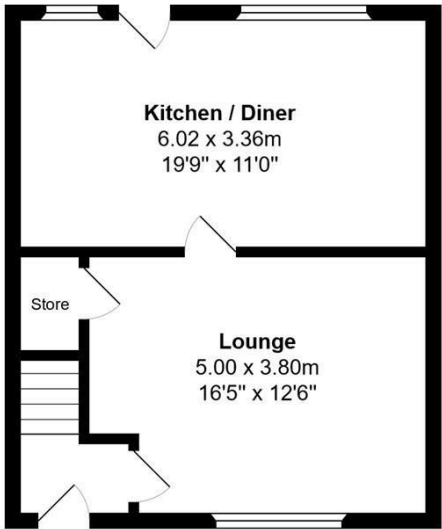
In summary, a truly immaculate, three bedroom property that is ready for you to move straight in.



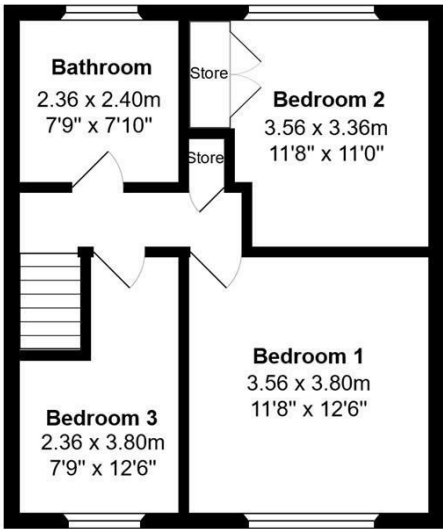
Open House West Cumbria

Floor Plans: 17 Whitecroft, Maryport

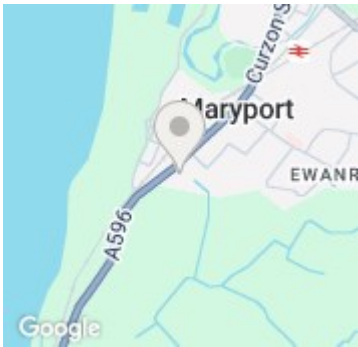
Not to Scale: Dimensions and layout for guidance only



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(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	