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Edinburgh Road

Maryport, CA15 8ES

Guide Price £79,950



Sale of a two bedroom semi detached house with a lovely garden and open aspect to the rear. A highly affordable purchase for a first-time buyer or perhaps as a buy-to-let investment. The property has been well looked after and is ready to move into and redecorate and refit to your liking. The accommodation comprises of a large living room with windows at either aspect flooding it with day light, a fitted kitchen, two double bedrooms and a bathroom. The owners have created a wet room and wc in an extension into the side accommodation and there is also a useful large pantry. The property has the benefit of double glazing and there is a mixture of gas central heating and storage heaters.

Outside there is a well kept garden planted to the borders and with mature shrubs and there is a lovely open aspect to the rear while to the front is a smaller garden and off road parking for one vehicle.

The town centre can be reached in 5 minutes by car and the beach at South Shore is similar distance away. There are also plenty of schools within the area and lots of amenities including shops, bars and restaurants in Maryport town centre.



Hallway

Accessed via the front external door and providing entry to the living room, kitchen and stairs to the first floor.

Living room 11'2" ave v 18'3" (3.41m ave v 5.57m)

A large and light room with windows to the front and rear elevations. Internal door leads through to the kitchen.

Kitchen 9'10" max x 7'2" (3.00m max x 2.20m)

Fitted with a range of units at base and wall level and with contrasting work surfaces over. There is a gas cooker, a one-and-a-half bowl sink and drainer, and with plumbing for a washing machine and space for a tall fridge freezer.

Inner hall 11'3" 3'4" (3.44m 1.03m)

Accessed from the kitchen and with external doors to the front and rear of the property.

Wet room 8'9" x 5'1" (2.69m x 1.55m)

Great addition to the property with an easy access wet room fitted with electric shower, and also with a pedestal wash-hand basin and low level WC.

First Floor Landing

A window to the side elevation provides sun light to the landing and there is a cupboard for storage.

Bedroom One 12'1" x 9'1" (3.7m x 2.77m)

Good sized double room over looking the rear garden and views into the field beyond.

Bedroom Two 15'10" x 8'10" (4.83m x 2.71m)

A big double bedroom with cupboard storage

Bathroom 4'3" x 6'5" (1.3m x 1.96m)

Fitted with a 3 piece suite comprising of bath with electric shower over, a pedestal wash-hand basin and low level WC.

OUTSIDE

Gardens

The rear garden is well kept with lawn areas, planting to the borders and many mature shrubs. A lovely place to sit out in the warm evenings. And to the front is a small garden behind a mature hedge.

Driveway

Really useful feature of the property with off-road parking for one vehicle.

Agents Note

Please note the construction of the property is by poured concrete, a very common type of build in the area and is considered acceptable for lending by most Lenders. You should consult with your own broker before committing to buy this property.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

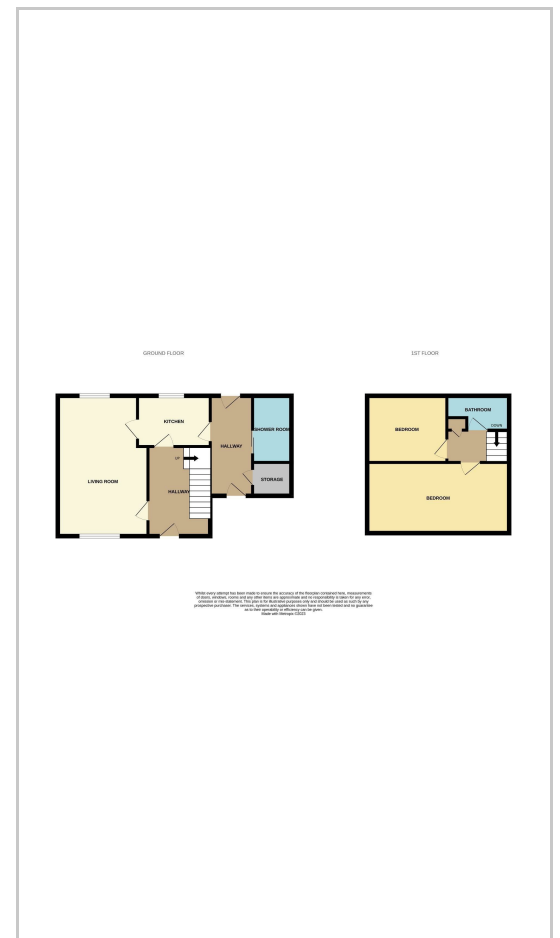
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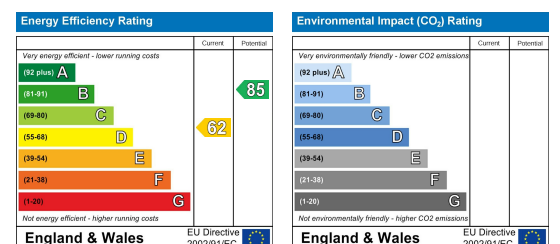
Area Map



Floor Plans



Energy Efficiency Graph



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