



For sale with no forward chain

Walking distance to the harbour and town centre

Modern and stylish kitchen/diner

Stylish first floor shower room

Tastefully decorated from top to bottom

Lovely, light and airy lounge

Two well presented double bedrooms

Low maintenance yard to the rear

Ready to get your foot on the first ring of the housing ladder? Perhaps you are looking to downsize. Maybe it is an investment that you are looking to make, but whatever your reason this could be the next property for you. The property is located just a stroll from Maryport town centre, with its wide range of shops and amenities. Just a gentle walk from the property and you will find yourself around the attractive harbour area, perfect for a coffee, ice cream or a pleasant walk. You can also enjoy views across the beach, Solway Firth and toward Scotland and if you want to walk a little further, you can always stroll down the promenade. The property is sold with no forward chain, and you will find it is well presented and tastefully decorated throughout. Within the property there is a lovely lounge which certainly has a warm and homely feel. Through a stylish glazed door, you will find the kitchen and diner which is in excellent condition. Heading up to the first floor you will find two generously sized double bedrooms and a stylish shower room. At the rear of the property there is a rather useful, low maintenance yard.

ACCOMMODATION

Lounge

This lovely room is well presented and has a pleasant, warm, and homely feel. The floor is laid with stylish Karndean flooring and there is decorative coving to the ceiling. To one wall you will find a modern pebble effect gas fire, set within the chimney breast. There is a radiator neatly placed below a uPVC double glazed window, with views that look out to the front. From the lounge, a stylish glazed door leads through to the kitchen and diner and there are stairs to the first floor landing.



Kitchen/diner

Modern fitted kitchen incorporating a range of wall and base units, with a complementary worktop and matching up stands. There is a built in electric oven with a separate electric hob, splash back and stainless steel extractor canopy is in place above, the kitchen features a 1.5 stainless steel sink with drainer board and mixer tap, set below a uPVC double glazed window that looks out onto the rear. There is plenty of space for a dining or breakfast table and chair set. The room also benefits from a useful under stairs storage cupboard, decorative coving, tile flooring and a radiator providing plenty of warmth. A half glazed uPVC door allows additional natural light whilst leading out to the rear yard.



First floor landing

The landing benefits from a useful cupboard and stylish doors lead to both bedrooms and the shower room.

Bedroom one

Spacious, double bedroom benefiting from a two door built in wardrobe. There is decorative coving, radiator, and a uPVC double glazed window with views to the front of the property.

Bedroom two

The second, well presented bedroom has decorative coving, a radiator and a uPVC double glazed window that looks out over the rear.



Shower room

This modern shower room comprises of a shower cubicle with sliding doors, the shower control set on a tile surround, a toilet, and pedestal hand wash basin with mixer tap. The shower room benefits from a chrome heated towel rail, part tiled walls and a uPVC double glazed frosted window.

Exterior

At the rear of the property there is a yard with gated access.

TENURE

We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC C

LOW FEES, LOCAL EXPERTISE

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



