



Highly sought after area of Maryport

Spacious open plan lounge and diner

Stylish fitted kitchen

Modern first-floor bathroom suite

Benefits from a driveway and garage

Offered for sale with no forward chain

Boasts a spacious conservatory

Three light and airy bedrooms

New heating system installed in 2022

Low maintenance garden front and rear

We expect interest to be high in this three-bedroom home, which is located in a highly desirable area of Maryport. The property is for sale with no forward chain and will be perfect for a young couple or family wanting to live in a popular and attractive area of town. The property certainly has plenty to offer, with a spacious, open plan lounge and diner with double doors opening up to a conservatory which gets the sun throughout the day and looks out over the rear garden. There is a modern kitchen and also an entrance hall to the ground floor. Heading up to the first floor, off the landing leads to all three bedrooms and the bathroom. Externally, the property has a driveway providing plenty of off-street parking and there is a garage. The property features a low maintenance garden to the front and a sun trap garden to the rear which has been designed with ease of maintenance in mind, with plenty of choice in where to place garden furniture. The property is just a few minutes drive to Maryport town centre and its picturesque harbour, where fabulous walks and stunning views are to be enjoyed. Numerous schools are also within easy reach. Whether you are buying your first home, looking to move to somewhere larger, this could be the perfect home for you. To arrange a viewing please contact the office.

ACCOMMODATION

Hallway

The hallway is accessed by a composite door with frosted glass panels and benefits from a handy power point and phone point. The hallway leads through to the lounge and there are stairs to the first floor landing.

Lounge/diner

The centrepiece of the spacious room is the eye-catching fireplace, which is black, with a contrasting light grey wall backdrop. The room has two ceiling lights, one in the centre of the lounge area and one in the dining area. There are also two radiators which provide plenty of warmth. The room has lots of natural light via the large uPVC double glazed window to the front and the half glazed double doors that open from the dining area to the conservatory. A door through to the kitchen.



Kitchen

This modern and stylish kitchen incorporates a range of grey wall and base units, with a complementary worktop and white tiled splash backs. There is space for a cooker with a designer extractor canopy above. The kitchen has a composite sink with draining board and mixer tap, set below a uPVC double glazed window that looks out onto the rear garden. There is an under stairs storage cupboard, eye-catching flooring and a half glazed uPVC door that leads out to the exterior.



Conservatory

A fabulous addition to the property is this dwarf wall conservatory, which looks out onto the rear garden and gets the sun throughout much of the day. The conservatory has laminate flooring, TV point and power points. There is a double panel radiator, fitted blinds and uPVC French doors that lead out to the exterior.

First floor landing

The landing benefits from an airing cupboard, a radiator, and a uPVC double glazed window. Leads to all three bedrooms and the loft.

Bedroom one

A spacious double bedroom, with connections for a flat screen, wall mounted TV. There is a radiator and a uPVC double glazed window with a pleasant outlook across Maryport and beyond.



Bedroom two

A second well presented double bedroom with a built-in cupboard, connections for a flat screen wall mounted TV, a radiator, and a uPVC double glazed window to the front.

Bedroom three

The third bedroom boasts built-in wardrobes with drawers below, that provide fantastic storage. There is also a fitted bed with storage below. The room features a radiator and a uPVC double glazed window to the front.

Bathroom

This modern bathroom comprises of a bath with mixer tap, glass screen and shower above. There is a toilet and pedestal hand wash basin with mixer tap. The bathroom has fully tiled walls, chrome heated towel rail, an extractor, and a uPVC double glazed frosted window.

Garage

The property boasts a garage with an up and over door. There are power points, lighting and a window allowing in natural light.

Exterior

At the front of the property, there is a low maintenance garden and driveway that continues down the right-hand side of the property and provides plenty of off-street parking. At the rear, there is a sun trap garden, with a decked area, artificial turf and patio area providing a choice of seating area. The garden is perfect for enjoying the sunshine, having a barbecue whilst being easy to maintain.

TENURE

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

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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.



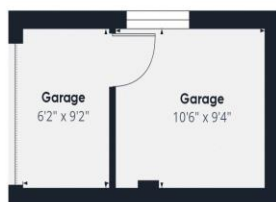




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
979.85 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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