



Offered for sale with no forward chain

Four spacious double bedrooms

Two spacious reception rooms

Lots of original features

Offered for sale with no forward chain

Large family bathroom and ensuite

Town centre location

Large low maintenance rear yard

This substantial period home has a wealth of charm and original features. Set over three floors, this spacious home offers versatile living space, ideal for any family. Whilst in need of some updating there is endless potential on offer. The property is set on an attractive row of similar properties, just a gentle walk away from the amenities of Maryport. Also, just a stroll away is the picturesque harbour and promenade, where views across the beach, Solway Firth and toward Scotland are to be enjoyed. The train station is also close by, offering excellent transport links. The property would be a perfect home for any family who desire space and appreciate character. The accommodation briefly comprises, entrance hall, two spacious reception rooms, with bay windows and high ceilings with original cornice and ceiling roses. There is a large, family kitchen to the rear of the ground floor. To the first floor the split level landing has a large, feature window and provides access to two large double bedrooms and the four piece family bathroom. To the second floor, there are two further generous double bedrooms with one leading to a large, modern ensuite with walk in shower and vanity unit. Externally, the property benefits from a front patio which is walled around with a low wall and wrought iron railings. To the rear is a large, low maintenance rear yard with gated access. Viewing is essential to appreciate the potential of this substantial period home.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door, with frosted glass panel and matching top light. The hallway boasts high ceilings, with original cornice, neutral décor, and wood effect, vinyl flooring. There is a radiator, and an under stairs, storage cupboard. Open stairs lead to the first floor, showing the large stained-glass window and panelling to the half landing, and two wooden glazed doors lead into the reception rooms.

Sitting room

This bright and spacious reception room makes a fantastic sitting room, but this versatile space could be used as dining room, playroom, or family room. With two large windows, flooding the space with natural light, the large bay window looks out over the front of the property, with a second uPVC double glazed window, looking out to the side, with a radiator below. The room has high ceilings, original cornice and central ceiling rose. There is an ornate, gas fireplace with tiled insert, decorative wooden surround, and tiled hearth. The sitting room also benefits from a second radiator, decorative wall lights to the alcoves, and a TV point.

Lounge

A generously proportioned lounge with a uPVC double glazed bay window with beautiful, original wood panelling below. There are high ceilings with original cornice and central ceiling rose, wood effect, laminate flooring, a TV point and a radiator. Provides access into the kitchen.

Kitchen

The large kitchen is split into separate areas, and features a range of wood effect, wall and base units, with contrasting work surfaces and tiled splash backs. There is a built-in electric oven with gas hob set into the worktop, with integrated extractor hood above. There is a 1.5 sink and draining unit, with mixer tap set below a uPVC double glazed window, which overlooks the rear of the property. An arch opens up to the second kitchen area, with a matching range of wall and base units, with built-in worktop and plumbing for a washing machine and ventilation for a tumble dryer below. There is a large, built-in corner storage cupboard, which houses the combi boiler, and a second uPVC double glazed window with frosted glass. A uPVC double glazed door leads out onto the rear yard. The whole kitchen space benefits from panelling and spotlights to the ceiling, and tiled flooring.



First floor landing

The split-level landing has an impressive stain glass window, with original wood panelling below where the stairs split. Provides dual access into the family bathroom and all four bedrooms.

Left hand side landing

The second landing space to the left of the first floor has a uPVC double glazed window and a large, built-in airing cupboard which features internal radiator and fitted shelving offering excellent storage, with access into the family bathroom and the first bedroom.

Bedroom one

Featuring a range of contemporary fitted wardrobes, with large corner units and drawers, this lovely room has a uPVC double glazed window which overlooks the front of the property, with original wooden panelling and a radiator below. With high ceilings and original cornice. A second door provides access onto the second landing.

Family bathroom

The spacious family bathroom boasts a four piece suite, which briefly comprises; a walk-in shower cubicle, with bi-folding glass doors, and mixer shower, with controls mounted on the tile surround. There is a separate, double ended bath, with central mixer tap and handheld shower attachment. There is a pedestal sink with mixer tap and a pushbutton flush toilet. The bathroom features a uPVC double glazed frosted glass window a radiator and fully tiled walls.

Right hand side landing

Here there is a uPVC window looking out to the front of the property, open stairs to the third floor and doors to the first and second bedroom.

Bedroom two

This large double bedroom is light and airy, with two uPVC double glazed windows which overlook the front and side of the property, both with original, wood panelling and double panelled radiator is below. With a range of built-in wardrobes with over bed fitment, high ceilings and original cornice.



Second floor landing

This large landing space provides access into two further double bedrooms. There is two frosted glass windows to the master bedroom which help to illuminate the landing.

Master bedroom

This generously proportioned room benefits from fitted wardrobes, with ample space for additional furniture. Two uPVC double glazed windows flood the room with natural light. There is a radiator, two frosted glass panels out onto the landing. Provides access to the master ensuite.

Master ensuite

The large, master ensuite incorporates a vanity unit with ample storage cabinets and drawers with counter space above. There is a hand wash basin, with mixer tap, concealed cistern toilet with mounted flush and a large, walk-in shower cubicle, with curved glass, shower screen and mixer shower. The ensuite features a towel, heating radiator, a skylight, spotlights, and tiled flooring.

Bedroom four

The fourth large double bedroom, has two uPVC double glazed windows, contemporary, modern fitted wardrobes, offering excellent storage, exposed ceiling beams and a radiator.

Externally

To the front, the property is set back from the road with a low wall, with wrought iron railings. To the rear of the property, there is a large, low maintenance rear yard with gated access and ample space for garden furniture.

TENURE

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

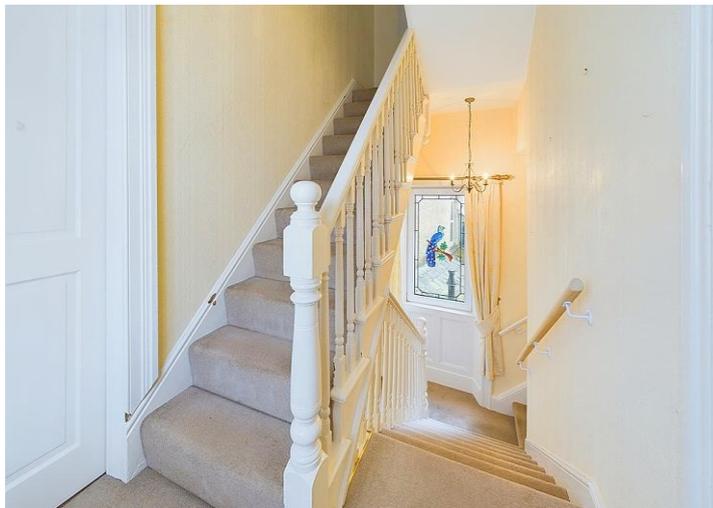
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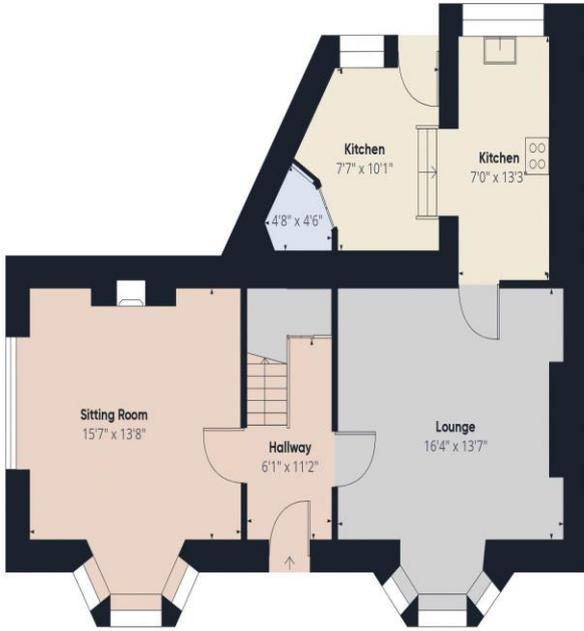
NOTE

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.

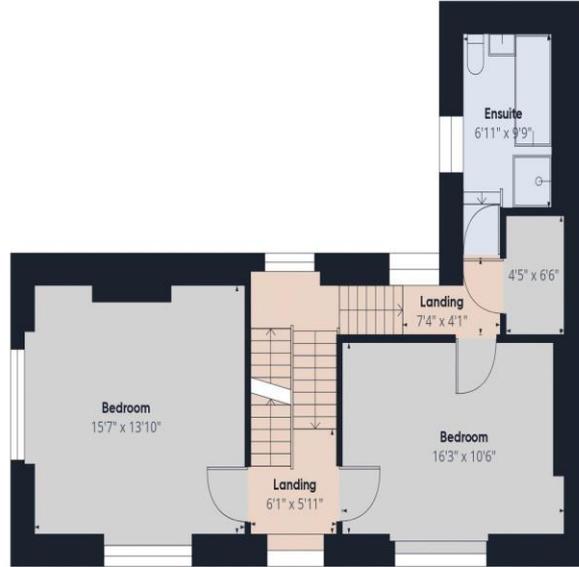




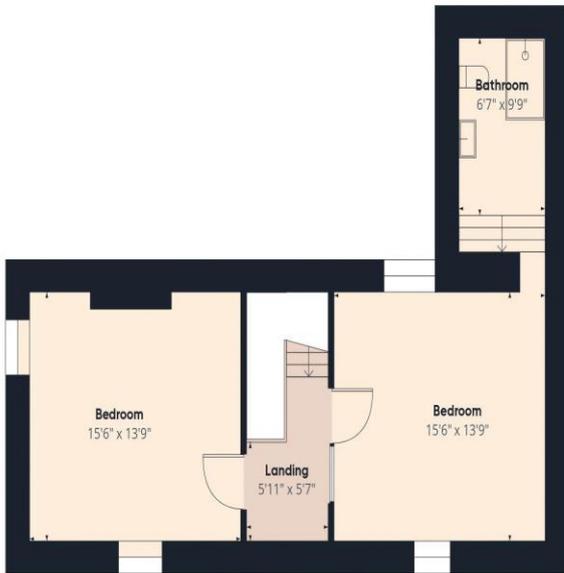




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1953.59 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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