



**A beautiful and stylish home set over three floors**

**Lovely lounge with dual aspect windows**

**Stylish kitchen, in excellent condition**

**Three spacious double bedrooms**

**Pleasant, good side yard to the rear**

**Two bedrooms boast fitted wardrobes and dressing tables**

**Plenty of kerb appeal with its sandstone frontage**

**Versatile dining/sitting room with dual aspect windows**

**Beautiful bathroom plus master ensuite**

**Tasteful décor throughout, in excellent condition**

Set at the end of a row terraced houses, on a quiet side street is this beautifully presented three story home. Perfect for those looking for somewhere with more space, whilst offering good value for money. The property will catch the attention of couples and families due to its handy location. Maryport town centre is within walking distance and there is a Tesco's express just a minute away. Numerous schools are also within easy reach, making it ideal for those with children. The property has been meticulously and lovingly cared for by the current owners and throughout the tasteful décor is in fantastic condition. On the ground floor, there is a hallway which leads to a lovely lounge with dual aspect windows, making it light and airy. On the other side of the hallway, you will find a versatile dining/sitting room, and this too has dual aspect windows. There is a kitchen which is in fabulous condition, which has stylish units and plenty of storage. Beyond the kitchen there is a rear hall which leads through to a stylish bathroom, which like the rest of the property has been meticulously cared for. Heading up to the first floor, the spacious landing leads to the first two bedrooms. Each of these double bedrooms boasts fitted wardrobes, dressing tables and dual aspect windows, making them nice, bright rooms. Off the landing, the stairs continue up to the master bedroom. The spacious double bedroom is tastefully decorated and boasts an ensuite bathroom. At the rear of the property, there is a pleasant, well maintained yard with space to sit out and enjoy the sunshine. Viewing is a must to fully appreciate the quality, space and value for money this property offers.

## ACCOMMODATION

### Hallway

Entered via a composite door with frosted glass panel and a numbered top panel. The hallway features an under stairs storage cupboard, decorative coving, modern flooring and is tastefully decorated. Doors lead to the lounge, dining room and there are stairs leading up to the first floor.

### Lounge

This lovely first reception room has lots of natural light via the dual aspect uPVC double glazed windows. The room benefits from a coal effect gas fire which is set on a marble hearth with matching marble insert and marble effect surround. The beautifully presented room has decorative coving and a radiator provides plenty of warmth. There are USB charging points and a TV point.



### Dining room

The spacious second reception room can be used as a dining room as it adjoins the kitchen but could also be used as a sitting room or the main lounge if desired. Like the lounge, this room has lots of natural light with dual aspect uPVC double glazed windows. There is a feature alcove within the chimney, modern flooring, decorative coving and a radiator. The room has plenty of style and is tastefully decorated. Leads to the kitchen.



### Kitchen

This modern kitchen is in fantastic condition and incorporates a range of high gloss, light grey wall and base units, with a contrasting worktop and eye-catching tile splash back. There is a built-in electric oven with a separate induction hob and a designer extractor canopy above with built-in lighting. A 1.5 stainless steel sink with drainer board and mixer tap, is set below a large uPVC double glazed window. The boiler can be found in the kitchen and is discreetly housed in a unit. There is a breakfast bar, radiator and full-size integrated dishwasher. The kitchen leads to a rear hallway.



### Rear hall

The rear hall has space and a power point for a fridge freezer. A door leads to the bathroom, whilst a glazed uPVC door leads out to the rear yard.

## Bathroom

The bathroom is in excellent condition and has been well-maintained by the current owners. There is a bath with central mixer tap, glass screen and shower above, the control set on the eye-catching tile surround. There is a designer, circular wash basin, with mixer tap over a vanity unit. There is a toilet, mirrored cabinet and a chrome heated towel rail. The bathroom has fully tiled walls, tile flooring, an extractor and a uPVC double glazed frosted window.

## First floor landing

An area of the home that is rather attractive are the stairs and landing. As you head up to the first floor, there is a split-level landing and the main landing has a radiator, decorative coving and a uPVC double glazed window to the front. The landing provides access to the first two bedrooms and also leads up to the master bedroom.

## Bedroom one

This fabulous double bedroom boasts a set of fitted wardrobes, providing fantastic storage and there is a matching dressing table with drawers. The room features decorative coving, a radiator and dual aspect uPVC double glazed windows which allow in lots of natural light.

## Bedroom two

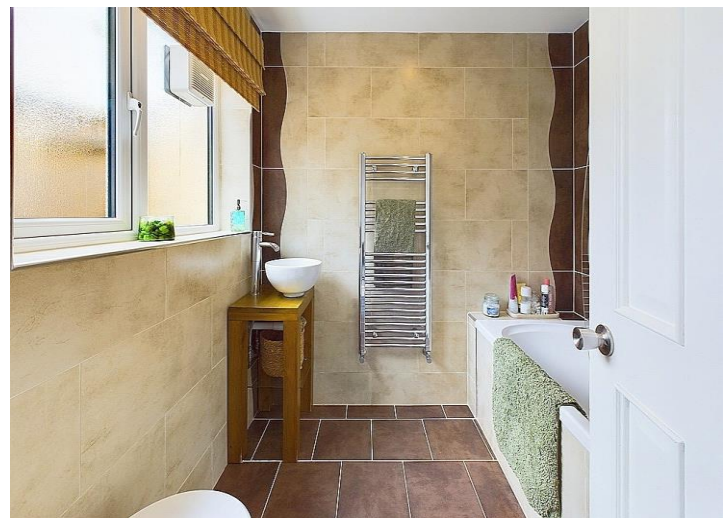
A second lovely double bedroom. Again, this one boasts a three door fitted wardrobe with matching dressing table and drawer. The wardrobes have clothes rails and shelving providing fantastic storage. There is a radiator and dual aspect uPVC double glazed windows making it a light and airy room.

## Master bedroom

The master bedroom enjoys plenty of space and style and even boasts an ensuite bathroom. There are ceiling spotlights in addition to the main pendant light. The room benefits from a feature arch, a radiator and an under eaves storage cupboards. There is a large skylight with fitted blackout blind. Leads to the ensuite.

## Ensuite

The ensuite bathroom comprises of a corner bath, with mixer tap and shower attachment. There is a toilet and wash basin with mixer tap. The bathroom has ceiling spotlights, fully tiled walls and tile flooring. There is a handy under eaves storage cupboard, a radiator and uPVC double glazed frosted window.



## Exterior

At the rear of the property there is a well-maintained and good size yard with plenty of space to sit out and relax. The yard is laid to patio and has an outside tap and gated access.

## TENURE

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

## COUNCIL TAX BAND A

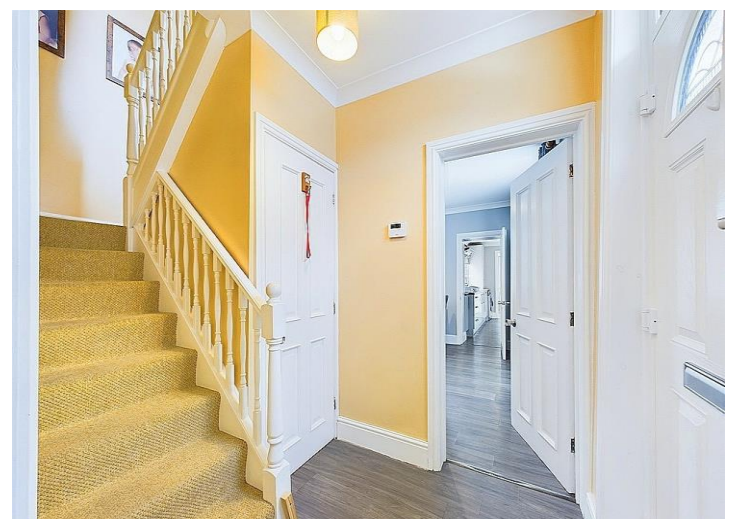
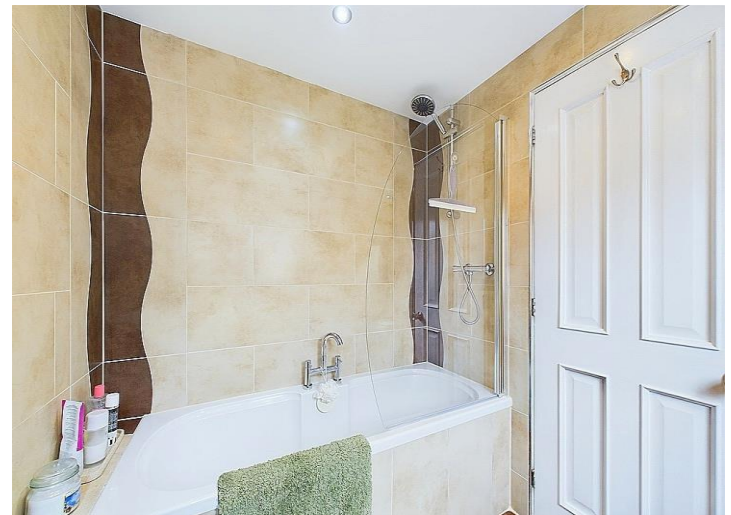
## EPC TBC

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## MORTGAGES

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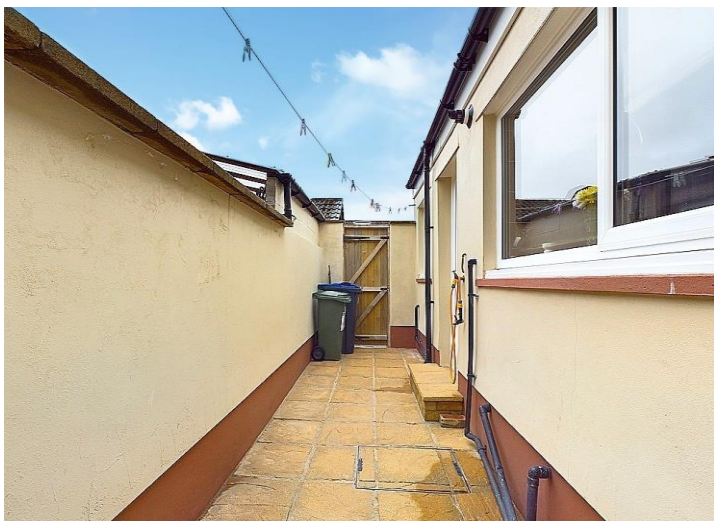


## NOTE

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.

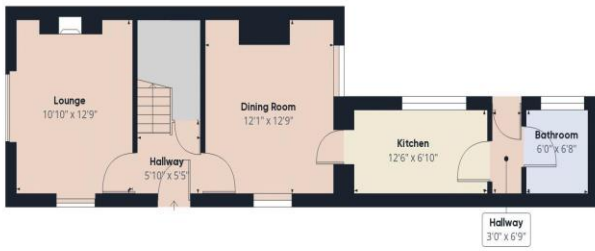






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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>01</sup>

1120.38 ft<sup>2</sup>

Reduced headroom

43.19 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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