



Offered for sale with no forward chain

Quiet residential area of Maryport

Off-street parking and pleasant, low maintenance garden

Generously sized kitchen

Enjoys plenty of natural light

Ideal to add value or your own stamp

Short drive to the town centre and harbour

Spacious lounge and benefits from a conservatory

Wet room plus separate WC

Offers good value for money

Offered for sale with no forward chain and offering good value for money is this three-bedroom semi-detached home. A perfect choice for those looking to potentially add value and their own stamp and design to their next home. The property is located in a quiet, residential area of Maryport, just a short drive to the town centre and its attractive harbour, where fantastic views across the sea and toward Scotland are to be enjoyed. The location is certainly convenient, with the convenience store being just a few minutes walk away. For those with children, Netherton infant school, Ewanrigg Jr School and Our Lady and St Patrick's school are all within easy reach. There is no getting away from the fact that the property is in need of some modernization, however it seems structurally sound making any renovation a relatively straightforward task. The property is set on a good size plot with a garden and off-street parking to the front and a larger, family sized garden to the rear. Step inside you'll find yourself in the hallway which leads through to the spacious lounge. Beyond the lounge you will find a conservatory which is a fantastic and versatile addition to the property. There is a rear hall and a good size kitchen. The property has a ground floor wet room and also a first floor WC. There are three bedrooms in total, all of which have plenty of natural light and benefit from built-in storage. To arrange a viewing to fully appreciate the potential this property has, please get in touch with the office at your earliest convenience.

ACCOMMODATION

Hallway

The hallway is accessed via a uPVC door with an oval frosted glass panel. There is a door to the lounge, one to the wet room and stairs lead up to the first floor landing.

Lounge

The spacious lounge has plenty of natural light with a large uPVC double glazed window to the front. There is a radiator, modern flooring and glazed doors lead to a rear hall and one to the conservatory.

Conservatory

An excellent and versatile addition to the property is this dwarf wall conservatory set in the rear garden. There are numerous power points and a three-quarter glazed door leads out to the garden at the rear.

Rear hall

Here you will find a useful, under stairs storage cupboard and the hall leads to the kitchen, whilst a half glazed uPVC door leads out to the rear.

Kitchen

The good size kitchen currently has a range of wall and base units and a complementary worktop. There are dual aspect uPVC double glazed windows which allow in lots of natural light. A radiator is also in place.

Wet room

There is a wet room style shower, toilet and pedestal hand wash basin. The walls have easy clean PVC panelling and there is a radiator, extractor and a uPVC double glazed frosted window.

First floor landing

The landing benefits from a radiator and a uPVC double glazed window. Doors lead to all three bedrooms and the WC.



Bedroom one

The bedroom benefits from built-in cupboards, a radiator and the uPVC double glazed window offers a pleasant outlook to the front.

Bedroom two

The second bedroom features a radiator, built-in cupboard and a uPVC double glazed window looking out across the front of the property.

Bedroom three

The third bedroom benefits from built-in wardrobes/cupboard and has a radiator and a uPVC double glazed window that looks down onto the garden.

WC

This handy first floor WC has a toilet and wash basin. There is also a uPVC double glazed frosted window.

Exterior

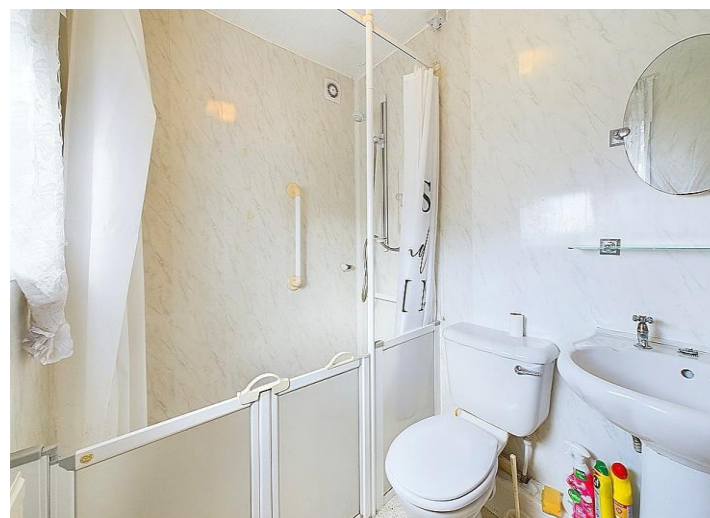
At the front of the property there is a parking space, and a low maintenance garden laid to lawn, with central path leading up to the front door. There is access around the left-hand side of the property to the rear garden. The rear garden has a spacious lawn, patio area, garden shed and is partially fenced and partially walled around. The garden enjoys the sun throughout much of the day.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

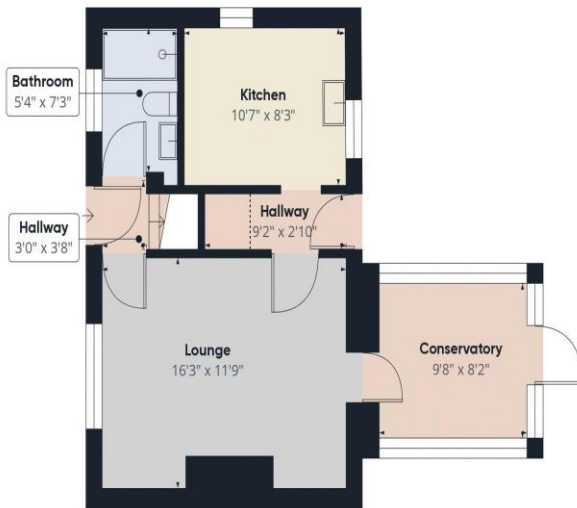
MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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



Approximate total area[®]

803.64 ft²

Reduced headroom

84.39 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360