



**Incredibly spacious three-storey home**

**Spacious lounge, with feature fireplace**

**Boasts four spacious double bedrooms**

**Some rooms benefit from newly laid carpets**

**Walking distance to the harbour and town centre**

**Boasts a delightful garden, with original sandstone walls**

**Well-maintained kitchen, and large utility room**

**First floor bathroom, plus master ensuite shower room**

**Tasteful, modern décor found throughout**

**No forward chain, ready to move into**

Offering a tremendous amount of space is this three-storey home, which has the benefit of being sold with no forward chain. Enjoying plenty of kerb appeal the property has its original sandstone frontage adding to the character. The property offers good value for money and will be an excellent choice of home for young couples, or a family who require space, and a home that is ready to move into. New carpets have been laid in some rooms, and you will find the décor is tastefully done from top to bottom. You may notice the main door has an additional door located beside it, and this leads to the garden at the rear. The garden has been well-maintained and is a lovely place to sit out and the original sandstone walls create a delightful feature. Step inside and you will find yourself in the vestibule which leads through to a spacious, well-presented lounge. At the end of the lounge, a door leads through to the kitchen, which is in good condition, and opens to a huge utility room. On the first floor you will find the first two bedrooms, both of which are doubles, and one even features an ensuite shower room. The bathroom is located on the first floor. On the second floor there are two very large double bedrooms, which are in excellent condition with new neutral décor. Whilst the property has lots to offer, its location is also convenient. A short walk and you will find yourself along the promenade or harbour, where fabulous views are to be enjoyed, and you can enjoy coffee with friends or family. The town centre is even closer where you will find a wide range of shops and amenities. For those with children Maryport Church of England Primary School is just a few minutes walk away as is Netherhall School. To find out more about this spacious home or to arrange a viewing, please get in touch with the office.



## ACCOMMODATION

### Vestibule

The vestibule is accessed via a composite door with frosted glass panels. There is dado rail, ceiling rose, and decorative coving. A half glazed door leads through to the lounge.

### Lounge

Offering plenty of room, this lovely lounge features a coal effect gas fire, set on a marble hearth with matching marble insert, and large wood surround, with matching mirror above. The room benefits from decorative coving, a radiator, and a uPVC double glazed window to the front. Leads through to the kitchen.

### Kitchen

The kitchen has been well maintained and incorporates a range of white wall and base units, with a complementary worktop, and tiled splash backs. There is an oven and grill, with a gas hob and extractor in place above. The kitchen has a stainless-steel sink, with drainer board and mixer tap, set below a uPVC double glazed window, looking out to the garden at the rear. There is tiled flooring, decorative coving, a radiator, and a large under stairs storage cupboard. The kitchen opens up to the utility room.

### Utility room

This substantial utility room has plumbing for a washing machine and space for a tumble dryer. There is a handy worktop, two radiators and ceiling spotlights. You will notice the continuation of the tiled flooring from the kitchen, and the room benefits from a uPVC double glazed window, and door which leads out to the garden.

### First floor landing

The landing benefits from a handy double socket, decorative coving, and ceiling rose. Leads to the first two bedrooms, bathroom, and stairs lead up to the second-floor landing.

### Bedroom one

This large double bedroom boasts an ensuite shower room, making it an ideal master bedroom. There is decorative coving with ceiling rose, a radiator, and a uPVC double glazed window.

### Bedroom two

The second double bedroom is tastefully decorated and has a built-in cupboard housing the combi boiler. There is also a radiator, a uPVC double glazed window, looking down onto the garden at the rear.



**Bathroom**

This bathroom, like the rest of the property, has been well-maintained and has a bath, with mixer tap and shower attachment. There is a pedestal hand wash basin, with mixer tap, and mirrored cabinet above. Also, within the bathroom is a push button toilet, a radiator and extractor.

**Second floor landing**

The landing provides access to the last two double bedrooms, and the loft.

**Bedroom three**

Another large double bedroom benefiting from a built-in cupboard. There is decorative coving, a radiator, and a uPVC double glazed window, enjoying an elevated view across the town.

**Bedroom four**

This substantial bedroom offers a tremendous amount of space and is tastefully decorated. There is decorative coving, a radiator, and a uPVC double glazed window, which looks onto the garden at the rear.

**Exterior**

At the side of the property, you will notice the gate, which provides access along the side of the property to the garden at the rear. It is not all that common to have gardens with terraced houses, and therefore the garden makes this one rather special. There is a seating area, low sandstone wall, which leads up to a spacious area of lawn. At the bottom of the garden there is a gravel area which can be used as additional seating area. You will also notice the brick-built outbuilding, providing excellent storage. Some of the gardens are fenced around, but the attractive, original sandstone wall creates a lovely feature.

**TENURE**

We have been informed by the vendor the property is freehold

**COUNCIL TAX BAND A**





### **LOW FEES, LOCAL EXPERTISE**

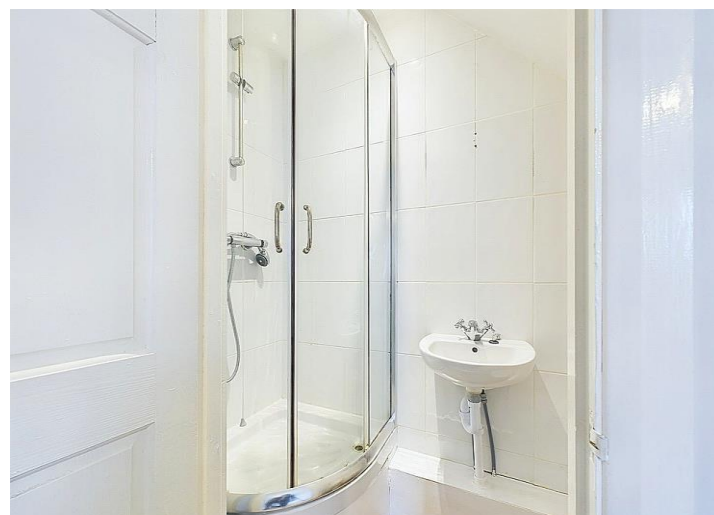
We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown 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 remortgaging 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**

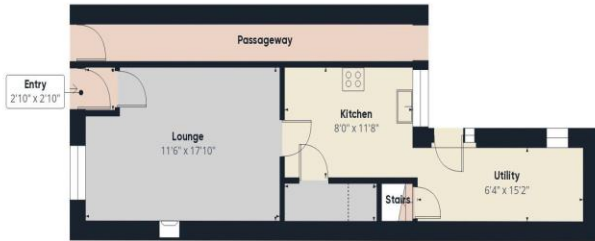
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







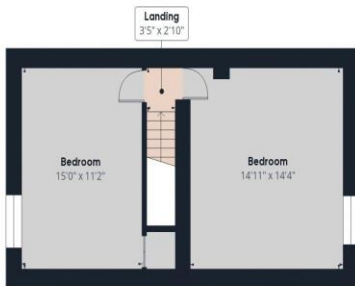




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>®</sup>

1227.19 ft<sup>2</sup>

Reduced headroom

8.05 ft<sup>2</sup>

(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