



**Offered for sale with no forward chain**

**Brand-new kitchen and bathroom**

**Two good sized double bedrooms**

**Useful lean to with two separate outbuildings**

**Recently refurbished semi-detached property**

**Spacious, light and airy dual aspect lounge**

**Pleasant, front and rear garden**

**Ideal for first time buyers, couples or as a rental opportunity**

Located in a quiet, popular area of Maryport known as Edinburgh Road, is this recently refurbished two-bedroom home. The current vendor has been decorated throughout and added a brand-new kitchen and bathroom. You would just need to lay the flooring and its ready to move in.

The property would be an ideal purchase for first-time buyers, couples, or perhaps a buy to let investor looking to expand their portfolio. Maryport has long been a popular place to live, with its picturesque harbour and pleasant coastal walks. Just a short walking distance from the property, you'll find a convenience store, a doctor's surgery and the Cottage Hospital. Step inside the property, the hallway is open to the kitchen and a door leads through to the dual aspect lounge.

To the first floor, the landing leads to two good-sized double bedrooms and the family bathroom. Externally, the property benefits from two parking spaces to the side of the property, a good-sized front and rear garden and two useful outbuildings, providing plenty of storage. T

o see all this property has to offer, call the office today top arrange a viewing.



## SELLING WITH FIRST CHOICE MOVE

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

## 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.

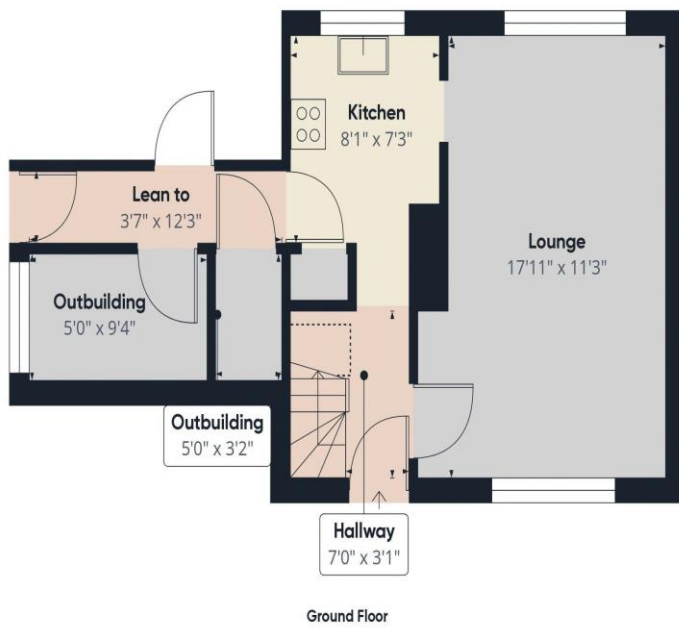
## NOTE

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.



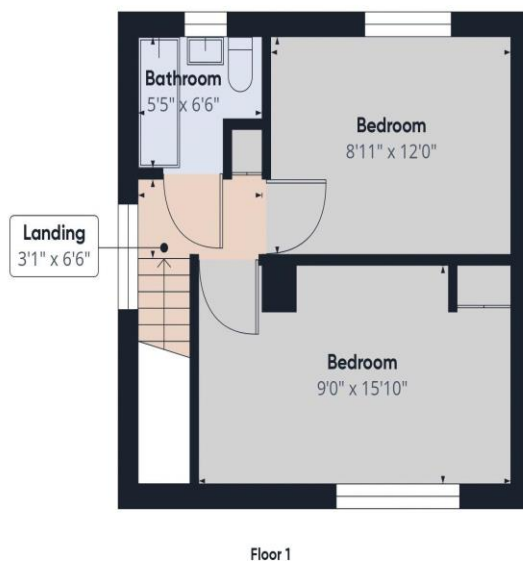






**Approximate total area<sup>(1)</sup>**  
741.62 ft<sup>2</sup>

**Reduced headroom**  
5.38 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.

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