



Boasts a versatile ground floor extension

Beautiful lounge boasting a multi fuel stove, stylish flooring and oak veneer doors

Features a "hidden" utility room and WC

Beautiful bathroom suite with rainfall shower head

Located in a quiet residential area

The extension makes an ideal fourth bedroom, play room or games room

Eye catching kitchen with stylish units

Three good sized bedrooms

Low maintenance garden to the rear and a seating area to the front

Town centre and schools within easy reach

Welcome to your new home sweet home in this charming 3 bedroom semi-detached house located in a quiet residential area. This property is not your average run-of-the-mill house, as it boasts a versatile ground floor extension that opens up a world of possibilities. Need an extra bedroom? Use it as a fourth bedroom. Feeling playful? Turn it into a playroom for the kids. Love hosting game nights? Why not transform it into a games room? The choice is yours, and the options are endless.

As you step inside, you'll be greeted by a beautiful lounge that exudes warmth and cosiness. Picture yourself relaxing in front of the multi-fuel stove on a chilly evening, admiring the stylish flooring and oak veneer doors that add a touch of elegance to the space.

The kitchen is a true gem, featuring eye-catching stylish units that will make cooking a joy. But wait, there's more - a "hidden" utility room and a handy downstairs WC are cleverly tucked away and can be accessed via the kitchen, making household chores a breeze.

Upstairs, you'll find three good-sized bedrooms, each offering a peaceful retreat at the end of the day. The beautiful bathroom suite with a rainfall shower head promises a luxurious bathing experience, helping you unwind and relax in style.

Outside, the low-maintenance garden at the rear provides a private sanctuary for enjoying the fresh air and al fresco dining. A seating area to the front offers a lovely spot to sip your morning coffee or watch the world go by. The garden is securely fenced around, ensuring privacy and safety for you and your loved ones.

Convenience is key with this property, as Maryport town centre and the picturesque harbour are within easy reach, offering a plethora of shops, restaurants, and attractions to explore. Families will love the proximity to numerous schools, including Our Lady & St Patrick's and Ewanrigg Junior School, just a stone's throw away, making morning drop-offs and pick-ups a breeze.

In summary, this property has everything you could possibly need and more - from versatile living spaces to stylish finishes, it's the perfect place to call home for families looking for comfort, convenience, and charm. Don't miss out on this fantastic opportunity to make this house your own and start creating lasting memories in this wonderful home.



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 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

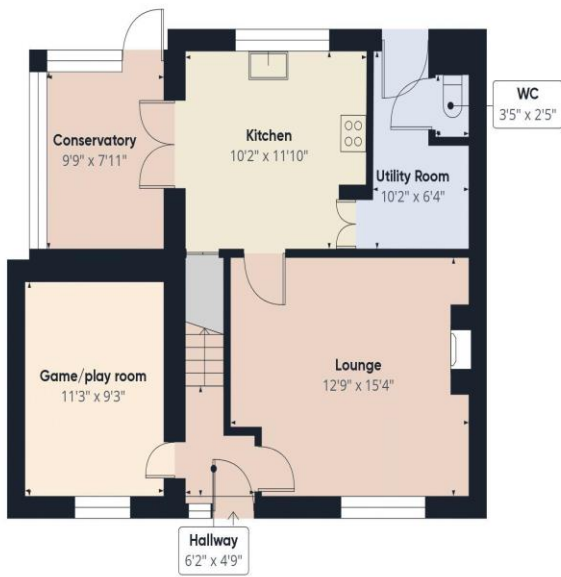
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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



Approximate total area[®]
983.93 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360