



Immaculate and well presented throughout

A few minutes walk to town centre

Well maintained bathroom and kitchen

Sold with no forward chain

Two spacious bedrooms

Offers good value for money



This well presented home has been well maintained by the current owner and throughout the property is tastefully decorated to a high standard and ready to move into. The property benefits from being sold with no forward chain. Located on the outskirts of the town centre the property is within easy walking distance of Maryport centre with its wide range of shops, amenities; the attractive harbour and shoreline are just a stroll away. The property has a well presented lounge, well maintained kitchen and conservatory. To the first floor there is a double bedroom, well presented bathroom suite and stairs leading to a spacious double bedroom which boasts an original fireplace and exposed ceiling beams. The property offers good value for money and would be an excellent choice of home for first-time buyer or couple perhaps looking to get their foot on the housing ladder. Internal viewing is highly recommended.

ACCOMMODATION

Lounge 11' 10" x 11' 5" (3.60m x 3.48m)

This well presented lounge, which is entered through a composite door, has a coal effect gas fire set on a marble hearth with matching marble inset and wood surround. There are feature wall lights either side of the chimney breast. TV point, single panel radiator and a uPVC double glazed sash window.

Kitchen 10' 8" x 8' 4" (3.25m x 2.54m)

This well maintained kitchen incorporates a range of wall and base units with a complementary worktop. Built-in electric oven, separate gas hob with extractor above. Sink with drainer board and mixer tap with tiled splashbacks. Under stairs storage cupboard, single panel radiator below a double glazed window. Leads to the conservatory; there are stairs to the first floor whilst a stable door leads out to the exterior.



Conservatory 11' 1" x 5' 6" (3.38m x 1.68m)

Wall mounted lighting, power points, single panel radiator and double glazed windows providing plenty of natural light.

First Floor Landing

The landing has a single panel radiator and a uPVC double glazed window. Leads to the first bedroom, bathroom and stairs to the second bedroom.

Bedroom 1 12' 3" x 12' 1" (3.73m x 3.68m)

The tastefully decorated double bedroom benefiting from a TV point, single panel radiator and a uPVC double glazed sash window.



Bathroom 8' 5" x 5' 7" (2.56m x 1.70m)

The immaculate bathroom comprises of a spa bath with shower above, WC and pedestal hand wash basin with tile splashback. Single panel radiator and extractor. There is also a large linen cupboard.

Bedroom 2 22' 6" x 12' 2" (6.85m x 3.71m)

This beautiful and spacious room has lots of charm as it boasts an original fireplace, feature alcove and exposed ceiling beams. There is a TV point, two single panel radiators and a uPVC double glazed window to the rear and a uPVC double glazed sash window to the front.



Exterior

The property benefits from right of access along the passageway to the right of the property.

TENURE:

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

LOW FEES, LOCAL EXPERTISE

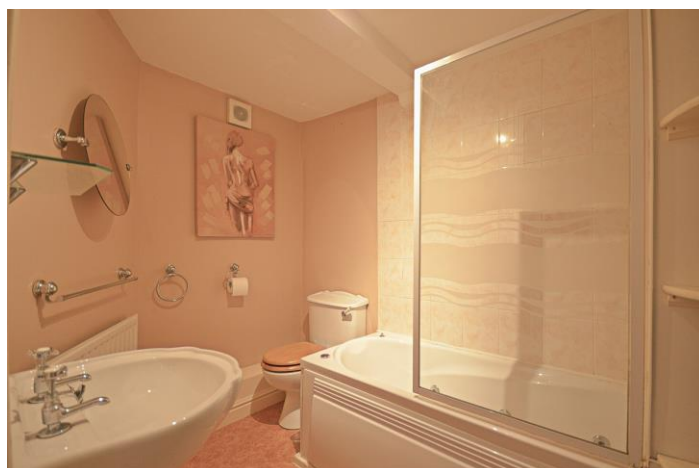
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MORTGAGES

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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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