



**Offered for sale with no forward chain**

**Three good size bedrooms**

**Close to local schools and amenities**

**Two good size reception rooms**

**Walking distance to the town centre**

**Large enclosed rear yard**



Offered for sale with no forward chain is this spacious three bedroom traditional terrace home, while in need of some modernisation, the property offers great value for money and would make a great investment or family home for someone looking for a project. With three double bedrooms, high ceilings, central heating and double glazing throughout. The property is located within walking distance of Maryport town centre and its picturesque harbour. Accommodation comprises briefly of: Vestibule, entrance hall, two spacious reception rooms, kitchen, rear hall and bathroom to the ground floor. To the first floor there are three double bedrooms including a large master bedroom. Externally the property has a spacious, enclosed rear yard with gated access. Internal viewing is highly recommended to fully appreciate what this property has to offer.

## ACCOMMODATION

### Entrance vestibule

Entered through a modern uPVC double glazed door with pattern glass panel. Lovely original cornice to the ceiling and provides access into the hallway.

### Hallway

Entrance hall with single paneled radiator, provides access to the lounge, dining room and kitchen.

### Lounge 12' 1" x 10' 11" (3.68m x 3.32m)

Good size reception room, with feature gas fire set into marble hearth and inset with modern wooden surround. Lovely original cornice to the ceiling, uPVC double glazed window, double paneled radiator, and TV aerial point.



### Dining room 13' 4" x 11' 3" (4.06m x 3.43m)

Second spacious reception room with Feature gas fire set into marble hearth and inset with decorative marble surround. uPVC double glazed window overlooking the rear yard and double paneled radiator. Provides access into the kitchen.

### Kitchen 10' 0" x 8' 1" (3.05m x 2.46m)

Kitchen with a range of wood wall and base units with contrasting worktops, stainless steel sink and draining board. uPVC double glazed window, large under stairs storage cupboard, single paneled radiator. Provides access into the rear hall.

### Rear hall

uPVC double glazed door with frosted glass panel leading out onto the rear yard, PVC paneling to the walls with decorative coving to the ceiling. Provides access into the bathroom.



### Bathroom 7' 4" x 7' 2" (2.23m x 2.18m)

Good size bathroom with suite briefly comprising of bath with electric shower above with controls built into the PVC paneling, pedestal wash basin and WC. Part tiled walls, PVC paneled splashback and uPVC double glazed frosted glass window, single paneled radiator.

### First floor landing

Provides access into three bedrooms, with large storage cupboard, housing the combi boiler with single paneled radiator and loft access.

### Bedroom three 10' 0" x 8' 1" (3.05m x 2.46m)

Generously proportioned third bedroom with double paneled radiator and uPVC double glazed window with wash basin plumbed in to the corner of the room.

### Bedroom two 14' 0" x 8' 1" (4.26m x 2.46m)

Spacious double bedroom with decorative original cast iron fireplace, uPVC double glazed window and single paneled radiator.



### **Master bedroom 14' 7" x 11' 7" (4.44m x 3.53m)**

Spacious master bedroom, with decorative tiled fireplace, double paneled radiator and uPVC double glazed window.

### **Externally**

To the front of the property is a small gravelled area which is walled around leading to the front door. To the rear of the property is a good size L-shaped, enclosed yard with gated access to the rear.

### **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.

