





The Garth, Crosby - CA15 6SP

£235,000 Freehold

NO ONWARD CHAIN — enjoy open views across the play park with glimpses stretching towards the sea and Solway Firth, this impressive two-bedroom bungalow offers far more than you'd expect. Generous...

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NO ONWARD CHAIN — enjoy open views across the play park with glimpses stretching towards the sea and Solway Firth, this impressive two-bedroom bungalow offers far more than you'd expect. Generously proportioned and thoughtfully designed, it makes superb use of space throughout. The modern kitchen and bathroom are already in place, meaning the hard work is done, while still offering scope for personal touches. The bright, airy lounge enjoys fabulous views through large windows, flooding the space with natural light. The kitchen cleverly combines cooking, dining, workspace and utility areas in one practical layout. Outside, there are manageable gardens, ample under-house and loft storage, off-road parking, and a useful shed. A perfect blend of comfort, practicality and outlook — ready to move straight into and enjoy.

Please note this property is Timber Framed.

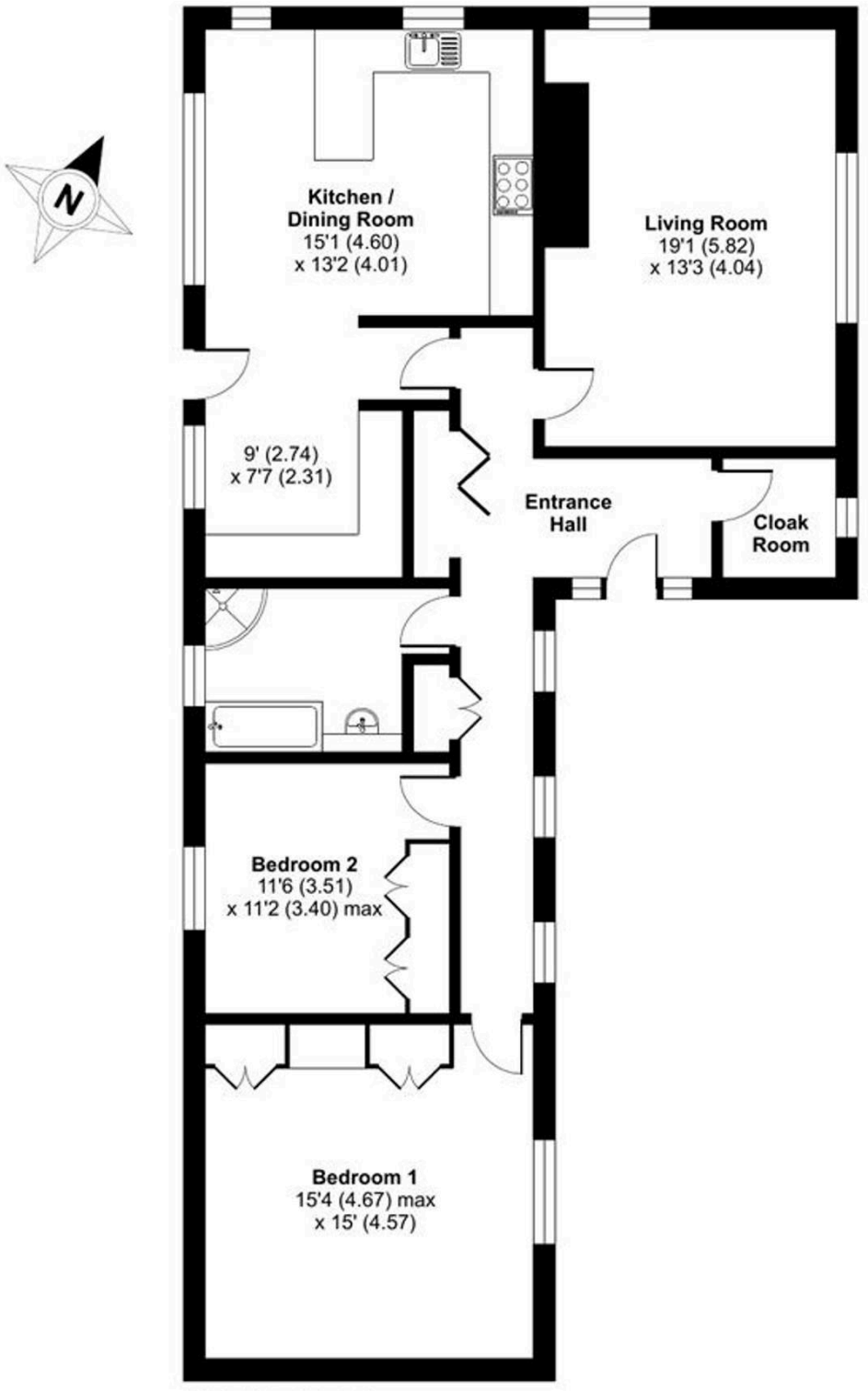




The Garth, Crosby, Maryport, CA15

Approximate Area = 1264 sq ft / 117.4 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Grisdales. REF: 1422335

You can include any text here. The text can be modified upon generating your brochure.







THINGS YOU NEED TO KNOW
Gas central heating Double glazing

ENTRANCE
The property is accessed via steps up to a uPVC front door with clear glazing to the centre and the sides. Leads into:

INNER HALLWAY
With wood effect vinyl floor covering, access into the loft and 2 shelved cupboards. 3 windows to the side.

LOUNGE
Dimensions: 5.82 x 4.04 (19'1" x 13'3"). A bright room with lots of natural light - large picture window overlooking the play park to the countryside and the Solway Firth in the distance. Smaller window with a view of the sea. Natural wood floor boards, brick built fireplace with open fire, tiled hearth and log store with provision for wall mounted television with additional shelving and cupboards to the side.

FAMILY ROOM
A particularly spacious room incorporating kitchen, dining space, study and utility area:

DINING KITCHEN
Dimensions: 4.60 x 4.01 (15'1" x 13'1"). Fitted with a comprehensive range of base and wall units in cream with wood effect worktop over with matching upstand. Includes space for fridge/freezer, integrated dishwasher, 1 1/2 bowl stainless steel sink with mixer tap. Space for double range style oven with black glass splash back and



GARDEN

Front and Side Garden: The garden is laid to lawn to the front of the property with shrubs etc and continues round to the rear. Back Garden: Garden shed, patio, coal bunker. Beyond the patio is a further shed and lawn. Access to the store room.

DRIVEWAY

4 Parking Spaces

driveway where there is parking for at least four cars and a large shed.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D













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