



21 Lime Grove, Maryport, CA15 7DQ

Guide Price £199,950

PEK

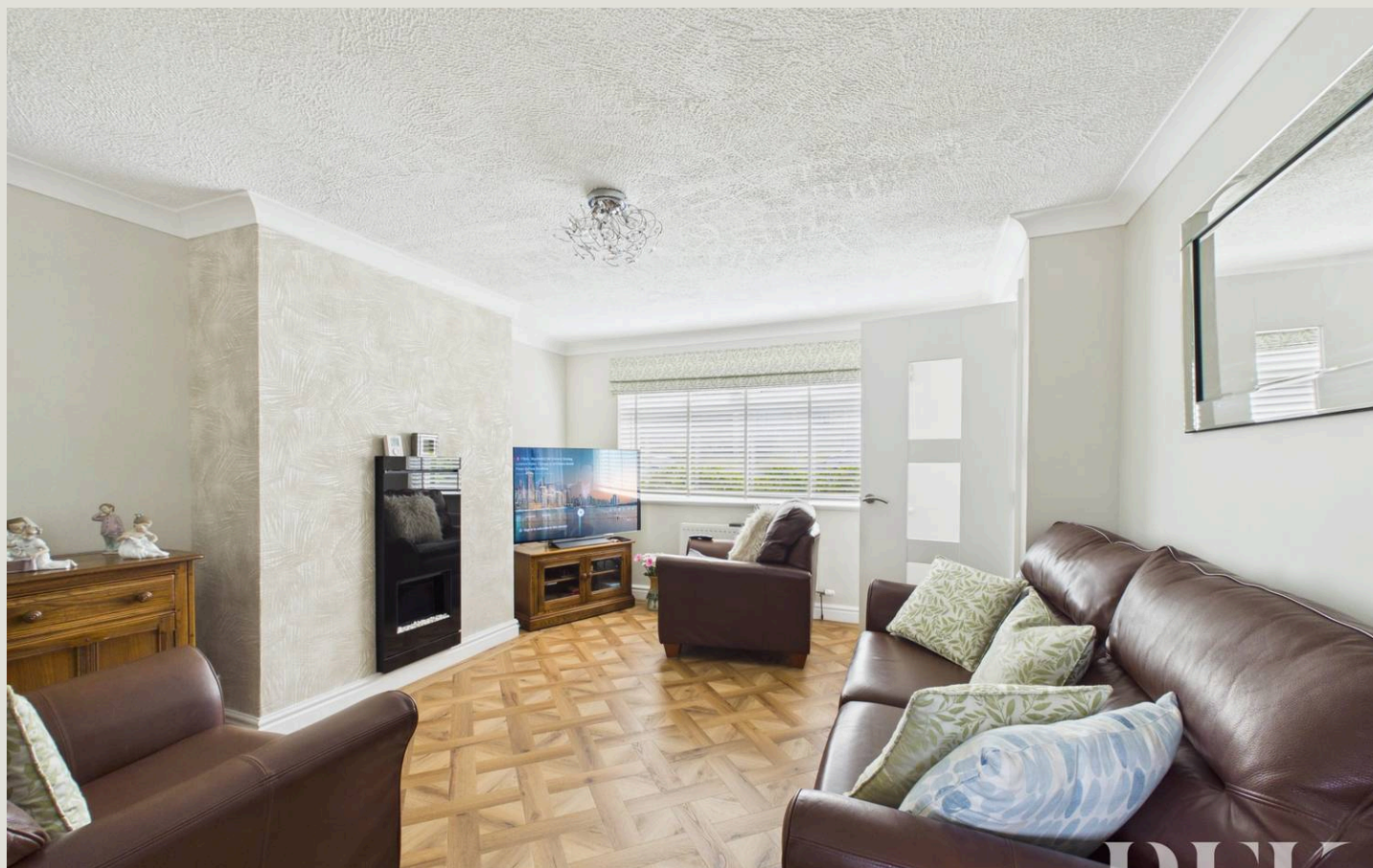
21 Lime Grove

The Property:

Situated within a quiet cul-de-sac on the edge of Maryport, this beautifully presented three bedroom semi-detached home enjoys stunning sea views together with open outlooks across the town and surrounding countryside. Conveniently located within easy walking distance of the town centre, local schools, shops and amenities, the property is perfectly suited to first time buyers and young families seeking a home ready to move straight into.

The accommodation is immaculately presented throughout and briefly comprises an entrance hallway, a bright and welcoming lounge featuring newly laid Amtico flooring, and a contemporary dining kitchen ideal for modern family living. To the rear, the impressive sun room with warm roof provides an excellent additional reception space, perfectly suited as a playroom, family room or relaxing sitting area overlooking the garden.

To the first floor there are three well proportioned bedrooms together with a stylish modern family bathroom. Externally, the property benefits from driveway parking for one vehicle, an adjoining single garage, and delightful gardens to both the front and rear. Early viewing is highly recommended to fully appreciate the accommodation, views and location on offer.





21 Lime Grove

Location & directions:

The property is ideally positioned on the edge of Maryport within easy walking distance of the town centre, local primary and secondary schools, shops, supermarkets and leisure facilities. Maryport railway station and excellent road links via the A596 provide convenient access to Workington, Cockermouth and the wider west Cumbria area, making the property well suited for commuters and families alike.

Directions

The property can be located on Lime Grove using either CA15 7DQ or W3W:///tables.patrolled.habits

- **Three bed semi-det family home**
- **Quiet cul de sac location with lovely sea & town views**
- **Driveway parking, garage & well orientated gardens**
- **Excellent order throughout – ready to move straight into**
- **Ideal for families or first time buyers**
- **EPC rating TBC**
- **Tenure: Freehold**
- **Council Tax: Band B**



ACCOMMODATION

Entrance Hallway

Approached via UPVC door, stairs to first floor, newly laid Amtico flooring, radiator, door to lounge.

Lounge

12' 6" x 14' 2" (3.81m x 4.32m)

Bright reception room with large window to front, electric wall mounted fire, radiator, newly laid Amtico flooring, door to dining kitchen.

Dining Kitchen

15' 7" x 8' 3" (4.76m x 2.51m)

Fitted with a range of contemporary matching wall and base units, with complementary work surfacing incorporating a sunken sink and drainer. Electric oven integrated at eye level, integrated Neff appliances including microwave, fridge/freezer, washing machine and dishwasher. Space for dining table. Two large windows to the rear overlook the property's garden with views towards the sea and over the town. Amtico flooring, door to sun room.

Sunroom

11' 10" x 12' 11" (3.61m x 3.93m)

Second reception room with windows to side and rear elevations offering a lovely outlook over the gardens, Amtico flooring, UPVC door to gardens.

FIRST FLOOR LANDING

Window to side, loft access, large storage cupboard over the stairs, doors to bedrooms and bathroom.

Family Bathroom

6' 2" x 5' 4" (1.89m x 1.62m)

Fitted with contemporary suite comprising modern vanity unit with concealed cistern WC and wash hand basin, and bath with mains shower, tiled walls and flooring, chrome radiator and obscured window to rear.



Bedroom 1

9' 2" x 11' 3" (2.79m x 3.44m)

Double bedroom with rear facing window providing a pleasant outlook over the town and towards the sea, exposed wooden flooring, radiator.

Bedroom 2

9' 0" x 11' 3" (2.74m x 3.44m)

Double bedroom with window to front, storage cupboard, radiator, exposed wooden flooring.

Bedroom 3

6' 4" x 7' 1" (1.93m x 2.15m)

Window to front, radiator, exposed wooden flooring.

EXTERNALLY

Garden

To the front of the property is a lawned garden, while side access leads to a generously sized rear garden featuring a substantial lawned area, two patio seating areas, and a detached brick built outhouse.

Driveway

1 Parking Space

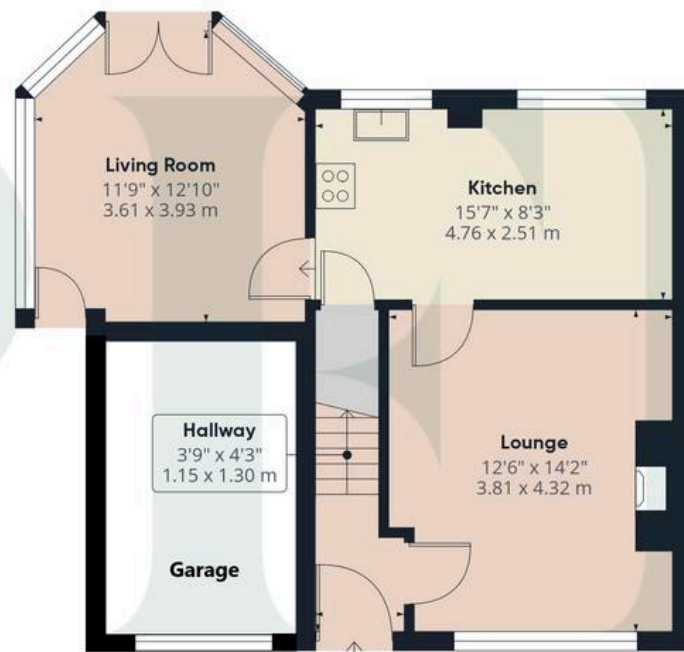
The property benefits from driveway parking to the front for one car.

Garage

Single Garage

There is an adjoining garage with up and over door, power and light.



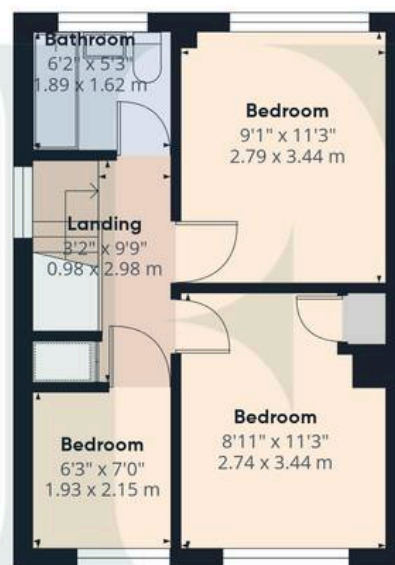


Floor 0

Approximate total area⁽¹⁾

796 ft²

74 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

