



GRISDALES

PROPERTY SERVICES



Brownlea 3, Church Street, Maryport, CA15 6HE

£230,000

This immaculate home gently embraces family living from the very first glance. Beautifully cared for and presented to an exceptional standard, the property showcases quality fittings and tasteful décor throughout. Every room reflects thoughtful attention and pride of ownership, creating a warm, welcoming atmosphere where memories are ready to be made. The generous living spaces offer comfort as well as practicality, providing the perfect setting for both relaxed family evenings and special occasions together. The heart of the home feels inviting and homely, designed with everyday family life in mind.

Outside, the property continues to impress. A gorgeous, lovingly maintained garden to the front enhances the home's charming kerb appeal, while the secure rear garden provides a private and safe haven — ideal for children to play, pets to roam, or simply enjoying peaceful moments outdoors.

Situated in a highly sought-after residential area close to local amenities, schools and transport links, this is a truly special opportunity to settle into a turnkey home where care and comfort shine through.

Helping you find your perfect new home...

www.grisdales.co.uk

18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity, water and drainage.

ENTRANCE

Entrance is via UPVC part glazed door with decorative floral design, leading into:

HALLWAY



Understairs storage cupboard, laminate flooring, telephone point, radiator, heating thermostat, doors leading to:

DOWNSTAIRS WC

W.C, wall mounted combi boiler, frosted window.

RECEPTION ROOM

14'2" x 11'8" (4.33 x 3.57)



Front aspect, bay window, gas fire set within decorative surround. French doors opening into:

DINING ROOM

15'9" x 13'10" (4.81 x 4.22)



Electric fire, radiator, decorative floor tiling beside the sliding doors leading to rear external.

KITCHEN

13'4" x 7'3" (4.08 x 2.23)



Fitted with a range of wooden wall and base units with complimentary work surfaces. Integrated electric oven and gas hob with extractor fan above, inset sink and drainer unit, plumbing for washing machine, radiator, dual aspect, double glazed windows, exterior wooden door leading to side external, UPVC part glazed door leading to rear external.

STAIRS TO FIRST FLOOR LANDING

Beautiful Oak Staircase, leading up to a side aspect double glazed window, airing cupboard, loft hatch.

BEDROOM ONE

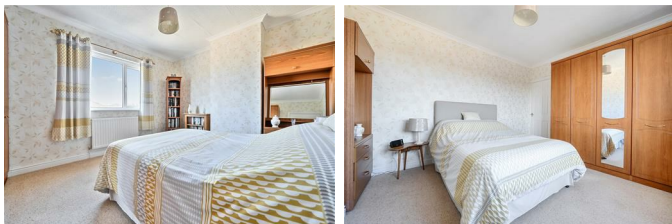
14'2" x 13'4" (4.33 x 4.08)



Double in size, radiator, front aspect bay window.

BEDROOM TWO

12'11" x 11'4" (3.94 x 3.47)



Double in size, rear aspect double glazed window, radiator.

BEDROOM THREE

7'4" x 6'11" (2.24 x 2.12)



Single in size radiator, front aspect double glazed window.

BATHROOM



Three-piece suite comprising of bath with overhead shower, W.C and wash basin, rear aspect frosted double glazed window, decorative wall tiling, radiator.

FRONT EXTERNAL



Gated driveway for three vehicles alongside bordered shrubbery and garden mainly laid to lawn.

REAR EXTERNAL



Shillied borders, accompanied by grassed lawn and patio seating area.

GARAGE

21'3" x 11'2" (6.50 x 3.42)

Larger than the average single garage, electrics and lights fitted, manual front door, access also available via side door from garden.

DIRECTIONS

Take the A595 from Workington towards Maryport. On entering Maryport town centre, continue on Curzon Street until you reach the traffic lights. Take the left onto Wood Street, immediately followed by the right onto Church Street, the property is located on the right hand side displaying a Grisdales for sale sign.

W3W///tasteful.unto.functions

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band B

VIEWINGS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRIDDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

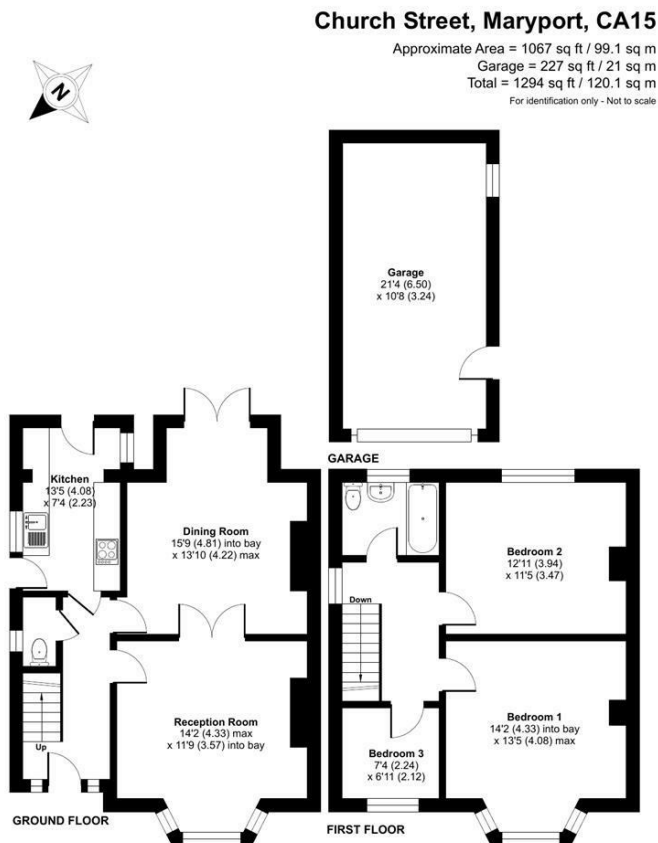
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let

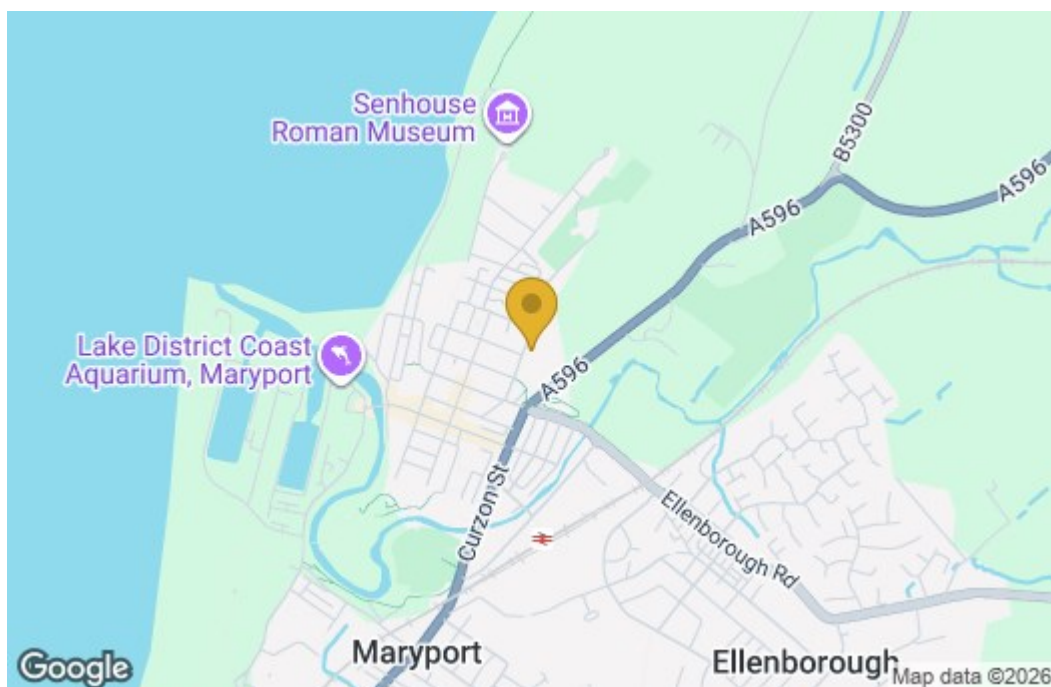
Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

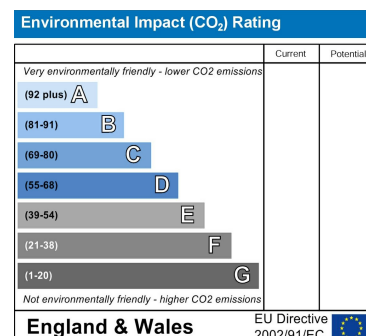
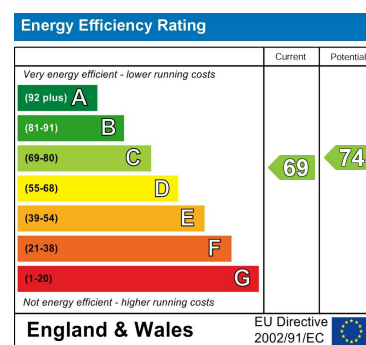


ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rinchcom 2025. Produced for Grisdales. REF: 1422046

Area Map



Energy Efficiency Graph



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