



Sunnydene Maryport Road Dearham, Maryport CA15 7EG

Bungalow - Detached



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GRISDALES
PROPERTY SERVICES

£270,000

Key Highlights

- Sold With No Forward Chain, Ready And Waiting For The New Owners To Make It Their New Home!
- Large Rooms Throughout Offering Accommodation For Couple and Families Alike
- Location, Location, Location!! Close To All Local Amenities Whilst Being Set Back Off The Main Road
- EPC Rating C
- Beautifully, Neutral Bungalow Allowing Scope For The New Owner To Make It Their Own
- Gorgeous Garden, Preened To Perfection, Mainly Laid To Lawn
- Perfectly Positioned Within Reach Of Local Shops, Petrol Stations, Eateries And Schools

Sunnydene Maryport Road, Maryport



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Welcome to Maryport Road, Maryport

Occupying a generous plot with beautifully maintained gardens that wrap around the property, this exceptional detached bungalow offers an enviable combination of space, privacy and beautiful presentation.

From the moment you arrive, the property impresses with off-road parking, a single garage and attractive kerb appeal. Inside, the bungalow reveals a wonderfully spacious layout, with large, light-filled rooms throughout that create an immediate sense of comfort and versatility. Finished in a tasteful neutral palette, the accommodation has been lovingly maintained allowing prospective purchasers to move straight in and make it their own.

The extensive gardens are undoubtedly a standout feature, extending around the property and being predominantly laid to lawn. Offering an abundance of outdoor space, they provide the perfect setting for entertaining, gardening enthusiasts, family gatherings or simply enjoying the tranquillity of the surroundings.

Rarely do bungalows of this calibre, with such generous room proportions and exceptional outdoor space, come to the market; call us today on 01900 829977 to take a look around.

Floorplan

Maryport Road, Dearham, Maryport, CA15

Approximate Area = 1169 sq ft / 108.6 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 1357 sq ft / 126 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdale. REF: 1468893

Total Floor Area:
1169.00 sq ft

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THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.

The property has a water meter.

Ten trees on Commercial Corner are part of a TPO with Allerdale Council.

The loft is part boarded with a folding ladder fitted.

Shared drive with neighbour in "Eden" bungalow to rear. Shared costs of maintenance.

DIRECTIONS

W3W://///clarifies.sleep.successes

SPACE IN ABUNDANCE

You're going to be amazed with the space inside and out! The internal accommodation offers a great opportunity to make this Bungalow you're new haven. The rooms are very well proportioned with a large entrance hall welcoming you in to this fabulous home.

Outside, does certainly not disappoint; with wrap around lawned gardens with surrounding trees offering privacy to relax and enjoy the space.

LOCAL COMMUNITY - CA15

CA15, centered on Maryport and surrounding coastal and rural villages, offers a traditional seaside community with a strong maritime heritage and easy access to both the Solway Coast and the western Lake District. The area features a range of local amenities including independent shops, cafés and pubs, alongside larger supermarkets such as Lidl and nearby retail options in surrounding towns. Education is well served with schools including Netherton Infant School and Netherhall School, while healthcare services and additional facilities are available locally. Residents benefit from transport links via the Cumbrian Coast Line, connecting to larger centres such as Workington and Carlisle. With its coastal setting, historic character and access to scenic countryside, CA15 offers an appealing lifestyle for families, commuters and those seeking a relaxed seaside environment.



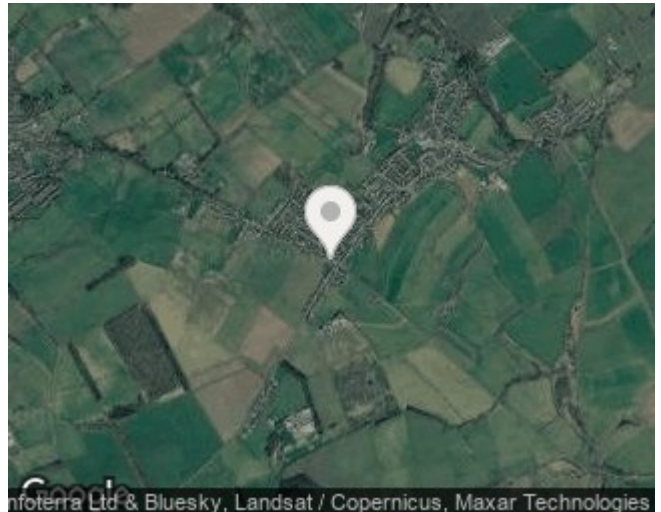






Sunnydene Maryport Road, Maryport

Location



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	77
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Additional Information

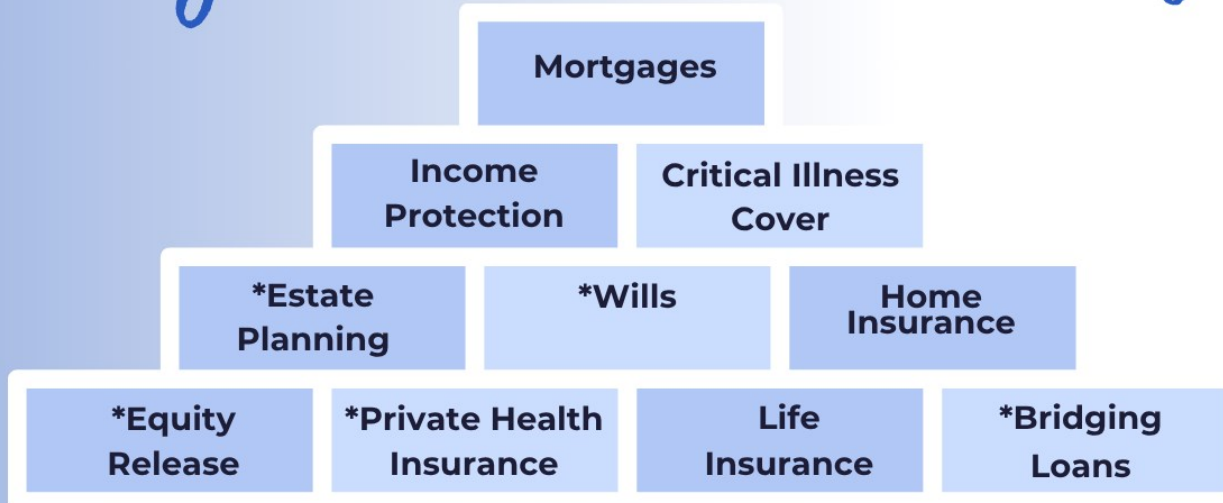
Tenure: Freehold Council: CUMBERLAND Tax Band: B

Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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*Advice in these areas will be referred to a specialist

Meet the team

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The advice will be given by the right retirement plan limited

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