



53 Wood Street, Maryport, CA15 6LD

Guide Price £125,000

PFK

53 Wood Street

The Property:

This well positioned home is situated close to Maryport town centre, offering spacious accommodation together with a good sized rear area. The property is within easy walking distance of the town's range of shops and amenities, while the picturesque harbour and shoreline are also nearby.

The accommodation briefly comprises an entrance hall, spacious lounge, stylish kitchen/diner and rear hallway with a large storage cupboard. To the first floor are two good sized double bedrooms and a newly installed, modern, stylish bathroom suite. The first floor landing also provides access to a useful attic room, which is currently utilised as a third double bedroom.

Externally, the property benefits from a good sized, low maintenance rear garden, which would benefit from some landscaping to fully realise its potential.

A spacious and versatile property in a convenient location, which would be well suited to a range of buyers. Viewing is highly recommended to fully appreciate the accommodation on offer.





53 Wood Street

Location & Directions:

Maryport is a coastal town on the west coast of Cumbria, offering a range of local amenities and a convenient position for exploring the surrounding countryside and coastline. The town has a variety of shops, cafés, pubs, schools and everyday facilities, alongside its picturesque harbour and coastal areas. Maryport also provides good access to nearby towns including Workington and Cockermouth, with the wider Lake District and Solway coast within easy reach. The area is particularly appealing to those looking for a coastal location with access to both countryside and town amenities.

Directions

The property can be easily found at 53 Wood Street, Maryport, CA15 6LD



- 3 bedroom end terrace
- Close to town centre
- Ideal first time buy
- Good condition throughout
- Rear garden
- EPC rating E
- Council Tax: Band A
- Tenure: Freehold

ACCOMMODATION

Entrance Hall

Lounge

11' 5" x 15' 5" (3.47m x 4.70m)

Kitchen

11' 5" x 11' 11" (3.47m x 3.63m)

FIRST FLOOR

Landing

6' 4" x 19' 7" (1.92m x 5.97m)

Bedroom

8' 10" x 15' 1" (2.69m x 4.61m)

Bedroom

8' 8" x 11' 9" (2.64m x 3.58m)

Bathroom

6' 5" x 7' 5" (1.95m x 2.25m)

SECOND FLOOR

Bedroom

14' 1" x 13' 5" (4.28m x 4.08m)

EXTERNALLY

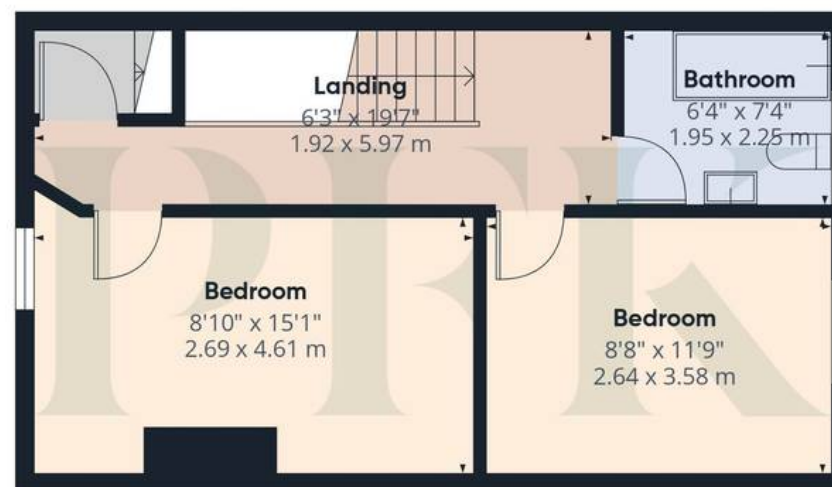
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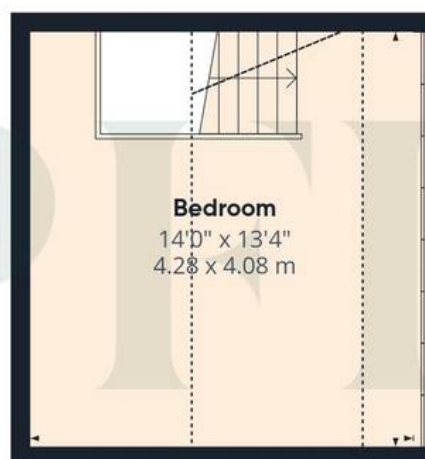




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

925 ft²
86 m²

Reduced headroom

92 ft²
8.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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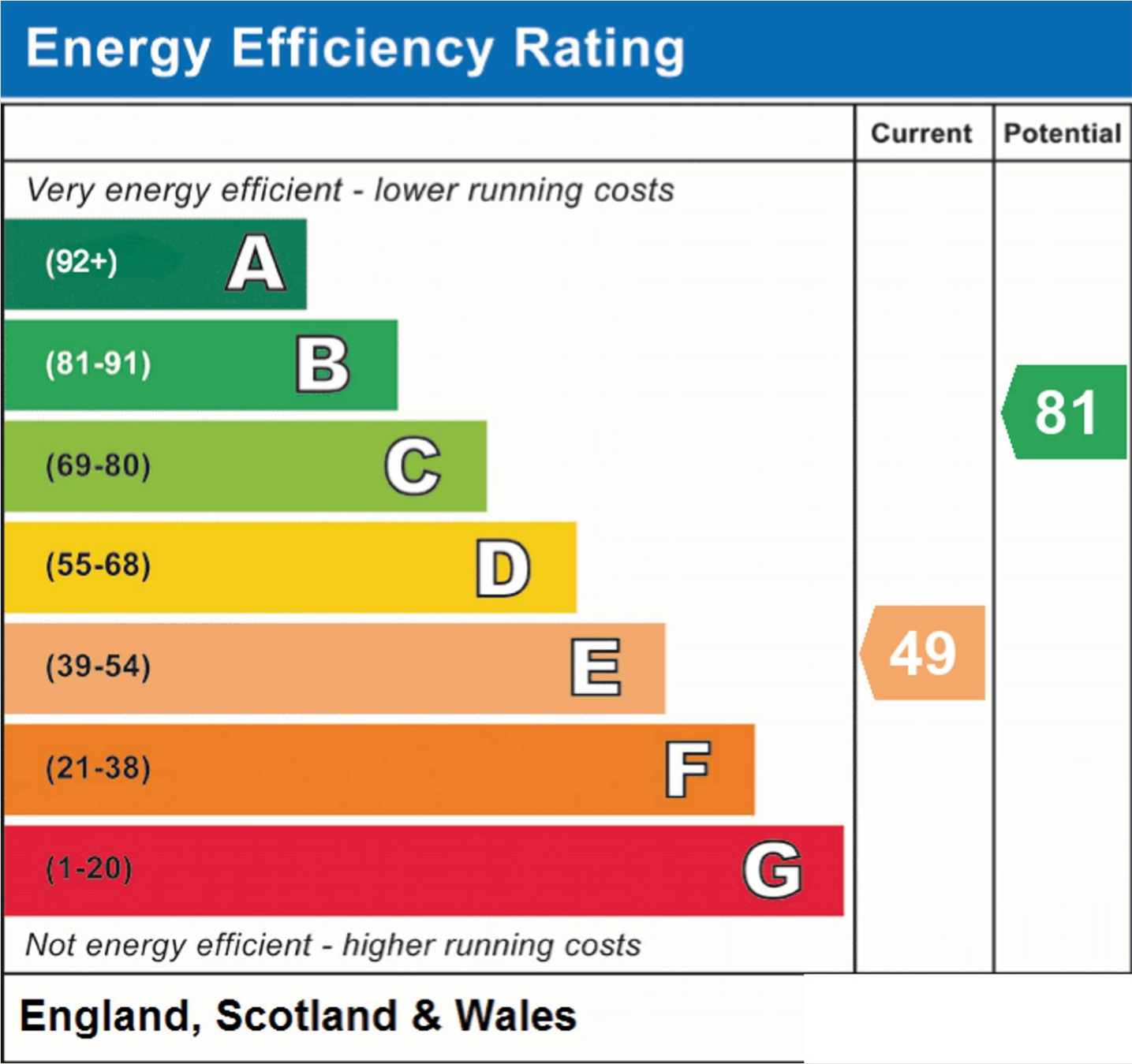
ADDITIONAL INFORMATION

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.

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.





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