



GRISDALES

PROPERTY SERVICES



Appletree House Crosby, Maryport, CA15 6RP

£190,000

A Home That Keeps Surprising You... From the outside, you'd never guess the space and character within.

This deceptively spacious three-bedroom home unfolds room by room, with two inviting reception rooms and dining room offering flexibility for both quiet evenings and entertaining. To the rear, a light-filled sun room becomes a natural focal point, overlooking the garden.

Upstairs, three well-proportioned bedrooms provide comfortable living, all echoing the home's warm, cottage feel.

Outside, the rear garden offers a peaceful escape, complete with an outbuilding/workshop—ideal for hobbies or extra space.

A home full of quiet charm, surprising space, and room to grow into - this is certainly one not to be missed, call us today on 01900 829977 to book a viewing.

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 electric, gas, water and drainage.

ENTRANCE

Via composite front door into:

HALLWAY

Front aspect frosted double glazed window with shutters, radiator, understairs storage cupboard, stairs leading to first floor, doors leading to:

LOUNGE

12'0" x 11'8" (3.68 x 3.58)



Front aspect bay window with shutters. Log burner.

DINING ROOM

10'2" x 7'10" (3.10 x 2.41)



Radiator. Open archway leading to:

KITCHEN

10'11" x 8'6" (3.33 x 2.60)



Range of cream wall and base units with complementary work surfaces, integrated electric oven and hob with extractor fan above, inset sink and drainer unit, rear aspect double glazed window, decorative green wall tiling.

SITTING ROOM

11'9" x 10'9" (3.60 x 3.28)



Radiator. Log burner door leading to:

SUNROOM

10'2" x 8'3" (3.10 x 2.54)



Tiled flooring, UPVC part glazed door leading to rear external.

FIRST FLOOR LANDING

Radiator. Loft hatch, doors leading to:

SHOWER ROOM



Three-piece suite comprising of walk-in shower, WC and wash basin. Rear aspect frosted double glazed window, radiator, wall mounted vanity storage unit.

BEDROOM TWO

12'11" x 10'2" (3.96 x 3.12)



Rear aspect double glazed window. Double in size. Radiator.

BEDROOM ONE

13'9" x 9'8" (4.20 x 2.97)



Front aspect double glazed window. Radiator. Double in size.

BEDROOM THREE

13'9" x 7'2" (4.20 x 2.20)



Front aspect double glazed window. Double in size. Radiator. Built-in storage cupboard.

FRONT EXTERNAL



Gated pathway leading to the front of the property alongside seating area.

REAR EXTERNAL



Mainly laid to lawn with decking area for seating alongside decorative borders. Large brick built shed with electrics and lighting fitted. Access is shared between 3 properties for the side lane.

DIRECTIONS

From Maryport take the A596 through Birkby and into Crosby. Proceed along the main road where Appletree House is located on the Right Hand Side, opposite the layby parking.

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COUNCIL TAX

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

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 GRISDALES

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

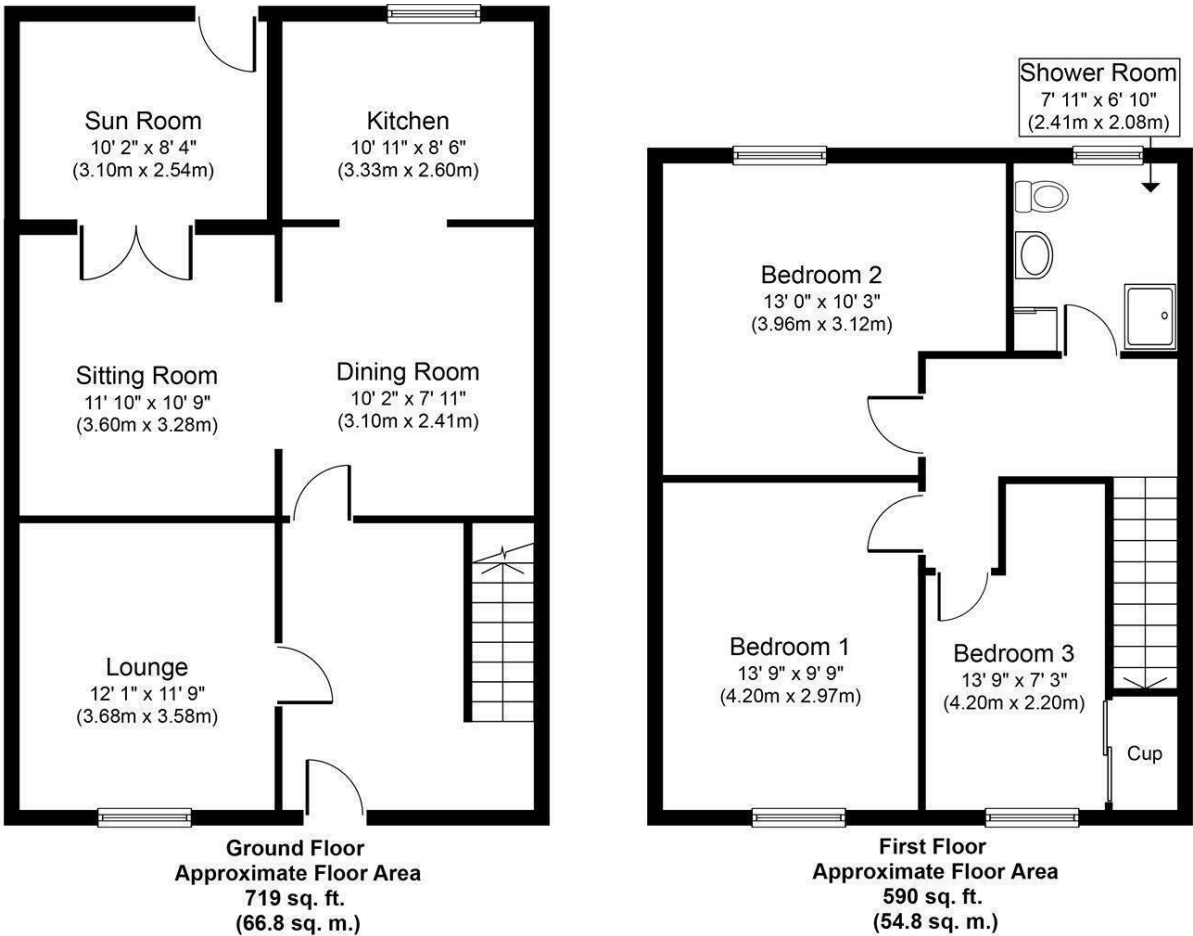
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

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Floor Plan



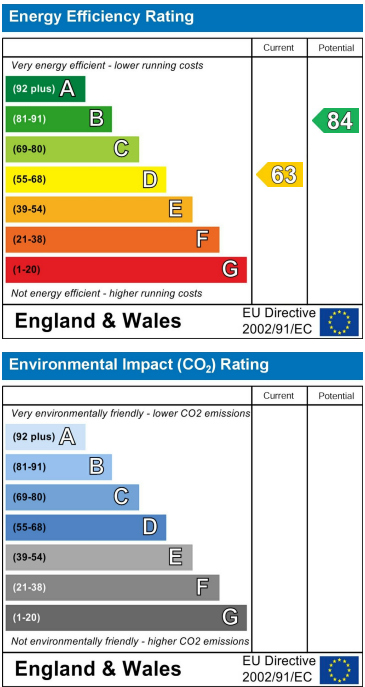
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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