

King Street, Maryport, Cumbria, CA15 6AZ

Asking Price £275,000

Council Tax Band: C



What an incredible, and rare property. A three bedroom, detached home in a fabulous location, close to the coast in Maryport. When we say close to the coast, we mean literally just over the road.

This much loved family home was constructed in 1994 to a bespoke design, that combines high quality construction, space and practicality.

The living area flows from the large lounge to the adjacent dining room, and this wonderful space can be sub-divided by ingenious, hide-away, sliding doors. The large kitchen has lots of storage and worktop space, including a handy breakfast bar.

Upstairs, the three double bedrooms offer comfortable accommodation. The master bedroom is especially spacious and benefits from high quality, built-in wardrobes. A modern family bathroom, complete with free-standing bath and separate shower cubicle, completes the internal accommodation.

Outside, the rear garden is set over two levels, each tier having private seating areas, low maintenance planted beds and attractive paviors. The bottom section includes an off-street parking space.

Look up from the garden and you will see a set of Solar PV panels that contributed an impressive £1900 towards energy costs in the past twelve months. This agreement will be transferred to the new owners, potentially saving you more than your annual electricity costs!

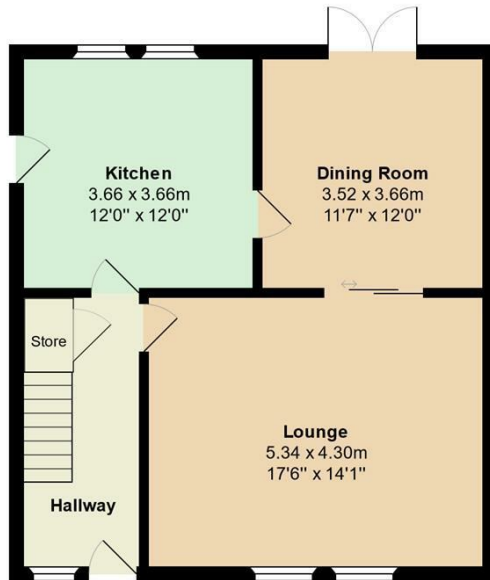
In summary, a gorgeous, detached property in a great location, with sea views and easy access to the coast. Designed for modern living, the spacious rooms and quality of this property must be experienced to be fully appreciated. Early viewing is highly recommended.



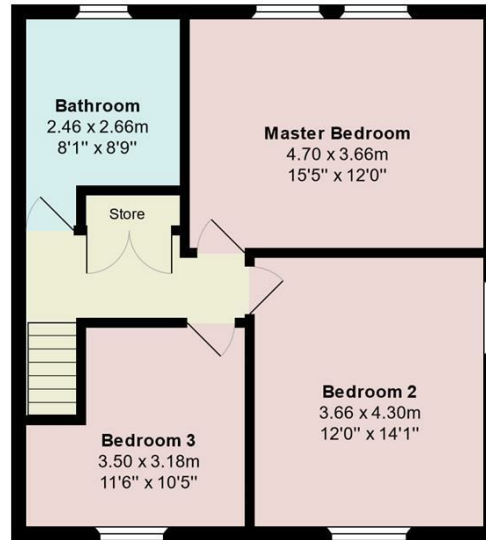
Open House West Cumbria

### Floor Plans: 129a King Street, Maryport

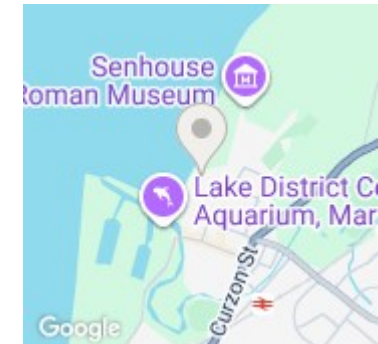
Not to Scale: Dimensions and layout for guidance only



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	