



# GRISDALES

PROPERTY SERVICES



**74 Buttermere Road, Maryport, CA15 8JP**

**£80,000**

PERCHED HIGH ABOVE THE ROOFTOPS, this delightful home enjoys stunning sunset views on clear evenings and is ready to welcome its next owner. Offering the perfect blank canvas, it's ideal for putting your own stamp on while still being comfortable enough to move straight in and update at your own pace. The bright, airy layout features a spacious through room downstairs, a thoughtfully designed kitchen, and upstairs boasts a particularly generous front bedroom alongside a second double. There's also exciting potential to enhance the bathroom. Outside, the lovely garden backs onto an open area, creating a wonderful sense of privacy and space.

Located in a popular residential area it's a stone's throw away from shops, schools and a bus route - perfect for day to day living.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing

## HALLWAY

Access into the entrance hall with stairs to the first floor and understairs cupboard.

## LIVING ROOM

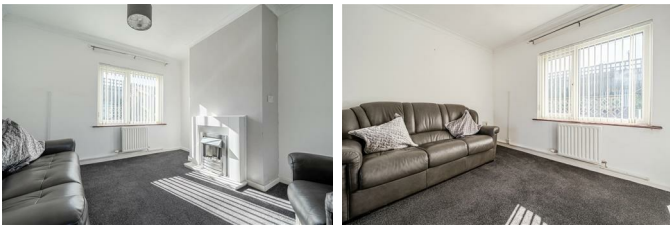
11'5" x 9'8" (3.48 x 2.97)



Television point and window to the front. Opening into the dining room.

## DINING ROOM

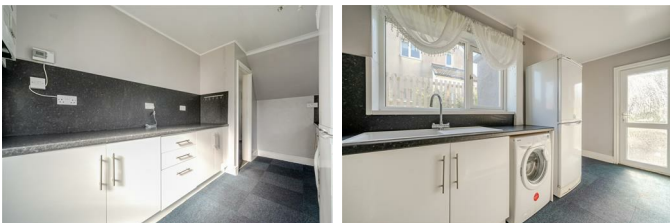
11'1" x 9'10" (3.38 x 3.00)



With window to the rear and electric fire in modern surround.

## KITCHEN

14'11" x 8'0" (4.55 x 2.46)



Fitted with a range of base and wall units in white with grey laminate worktop over and including electric oven and hob, sink unit, plumbing for washing machine and space for fridge/freezer. Spot lights, window to the side and door to the rear. Wall mounted gas boiler.

## STAIRS TO FIRST FLOOR

With window to the side and cupboard.

## BEDROOM ONE

14'11" x 9'6" (4.57 x 2.90)



Spacious double bedroom to the front with cupboards.

## BEDROOM TWO

11'6" x 9'10" (3.53 x 3.00)



Double bedroom to the rear.

## BATHROOM



With bath and wash basin.

## SEPARATE W.C.



With separate w.c. and window to the side.

## FRONT GARDEN



Steps lead up to the front door with gardens either side.

## REAR GARDEN



There is a lawn to the rear and paving and a path to the side.

## DIRECTIONS



w3w: ///canoe.logged.quality

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

## VIEWING ARRANGEMENTS

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.

## Floor Plan

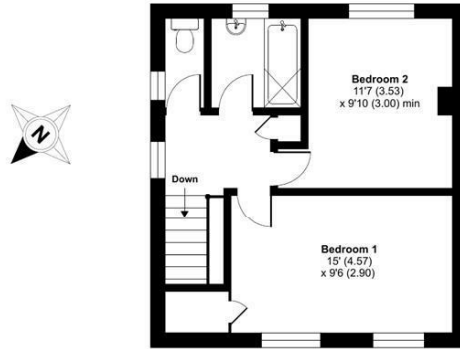
### Buttermere Road, Maryport, CA15

Approximate Area = 844 sq ft / 78.4 sq m

Outbuilding = 35 sq ft / 3.2 sq m

Total = 879 sq ft / 81.7 sq m

For identification only - Not to scale



FIRST FLOOR



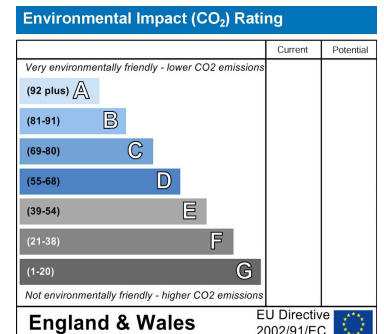
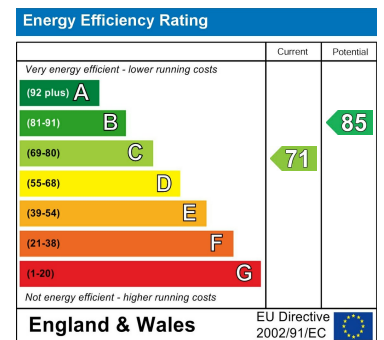
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rictxcom 2025. Produced for Grisdale. REF: 1438506

## Area Map



## Energy Efficiency Graph



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.