



# GRISDALES

PROPERTY SERVICES



## 52 Main Street, Maryport, CA15 7HP

**£179,995**

WITH BAGS OF PERSONALITY AND CHARACTER, THIS PROPERTY IS BOUND TO IMPRESS!  
YOU REALLY MUST COME AND SEE FOR YOURSELF.

Perfectly located for easy access to local amenities — including the primary school, post office, and takeaways — this deceptively spacious terraced house offers a wonderful blend of comfort and convenience.

Featuring four well-proportioned bedrooms (three of which are doubles), it's ideal for families or anyone seeking additional space. The generous lounge serves as the heart of the home, providing a warm and inviting setting for both relaxation and social gatherings.

Outside, the charming courtyard garden offers the perfect spot to enjoy the outdoors — whether it's a peaceful morning coffee or an evening get-together with friends. This private space brings a sense of tranquillity to the property, creating a welcome escape from the hustle and bustle of everyday life.

Helping you find your perfect new home...

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

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

## THINGS YOU NEED TO KNOW

Gas central heating

A mix of single glazed sash windows and double glazing

## ENTRANCE

The property is accessed via a UPVC door with a coloured frosted glazing panel; leads directly into:

## LOUNGE/ DINER



A lovely open room with windows to the front and rear, separated in the centre by a staircase.

## LOUNGE AREA

23'3" x 14'0" (7.11 x 4.27)



Electric stove within cream surround with tiled back, wall mounted shelving, television point and coving. Opening into:

## DINING AREA

9'0" x 7'5" (2.76 x 2.27)



Aspect to the rear and feature fireplace. Glazed door leading into:

## KITCHEN DINER

15'10" x 10'7" (4.85 x 3.24)



Fitted with the range of base and wall units in moss green with grey laminate worktop over. Includes 1 1/2 bowl stainless steel sink unit with mixer tap and tiled splashback. Plumbing for washing machine, space for electric cooker, with concealed extractor fan over. Wall mounted boiler.

Single glazed sash windows to the front and rear, space for a table and feature fireplace.

Natural wood door leads to:

## REAR LOBBY

With storage space to the side, exposed stone wall and door leading onto the front.

Door leading to the courtyard garden.

## FIRST FLOOR LANDING

Stained timber doors throughout.

## BEDROOM 1

14'0" x 10'0" (4.27 x 3.05)



Spacious double room to the rear with built-in white fronted cupboard and coving.

## BEDROOM 2

13'8" x 12'11" (4.17 x 3.96)



Spacious double room with aspect to the front and coving.

## BEDROOM 3

14'0" x 10'0" (4.29 x 3.05)



Double room to the front with coving.

## BEDROOM 4

12'11" x 10'7" (3.96 x 3.24)



Spacious single bedroom with painted flooring and window to the rear.

## BATHROOM

9'10" x 7'0" (3.02 x 2.15)



## COURTYARD GARDEN



Concrete yard with ample space for flowerpots and shrubs, etcetera. Painted walls, covered seating area. A brick paved path with shillies leads to a further courtyard area which is private with a large garden store to the side.

## PARKING



Parking is to the road to the front.

## DIRECTIONS



From Central Road turn into Main Street passing the turn to the school, the church etc and the property can be found on the right hand side.

w3w: //storyline.stuck.soccer

## 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.

\*Please note these details have yet to be approved by the vendors.

## 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.

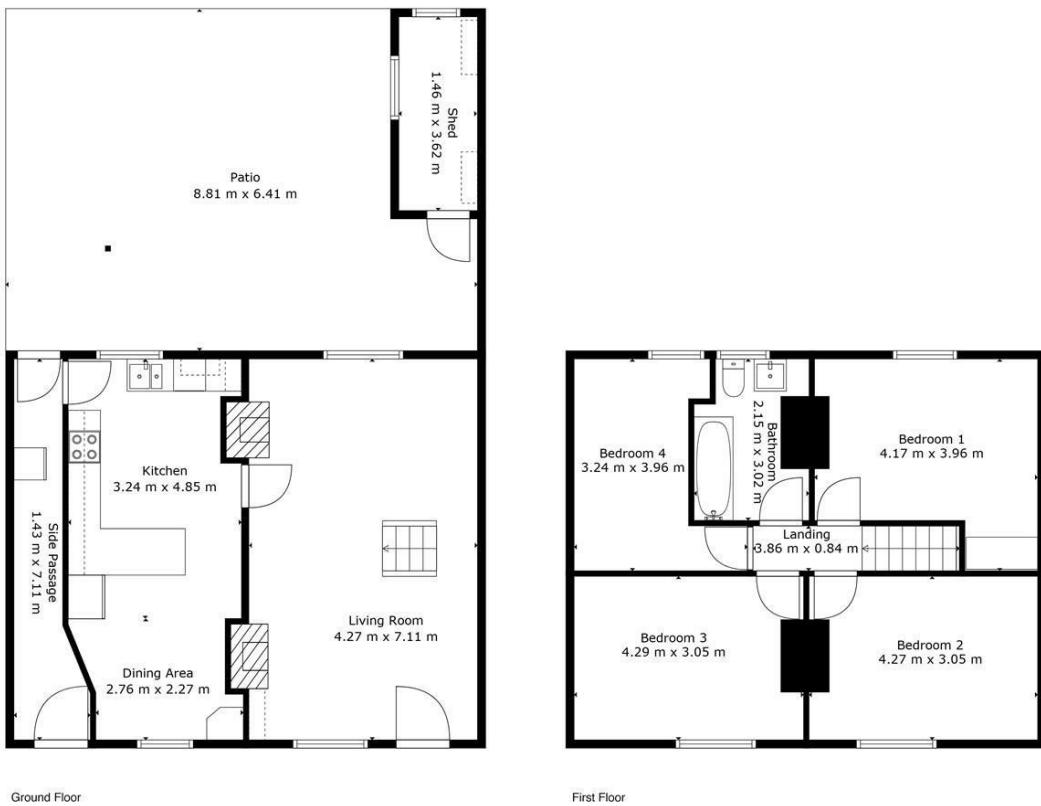
## MORTGAGE ADVICE

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



Ground Floor

First Floor

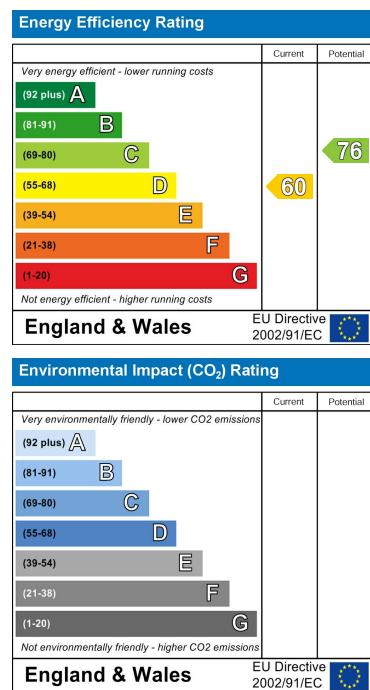


Measurements Are For Guidance Only.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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