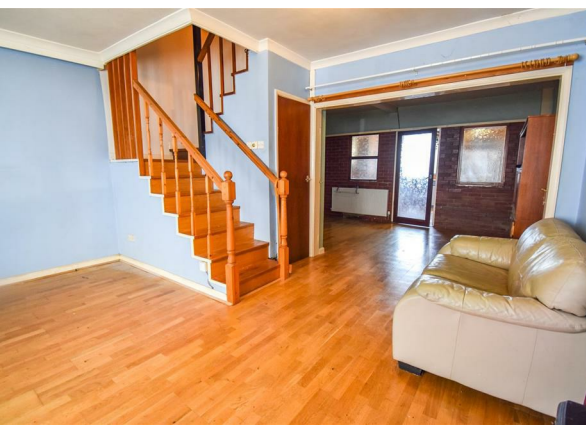
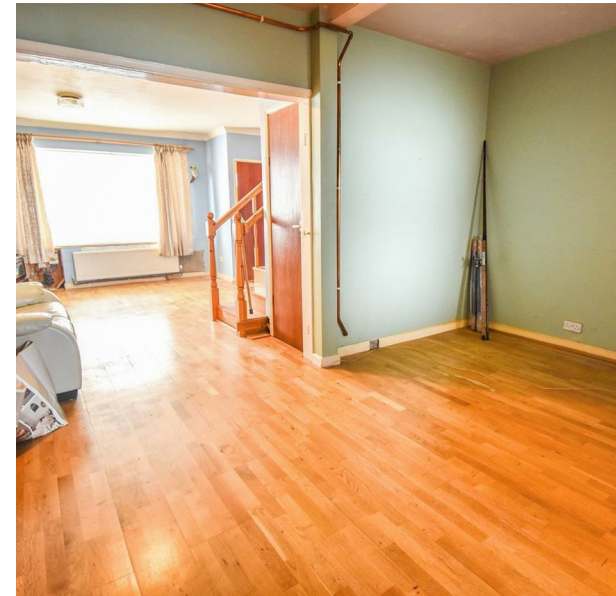


King Street, Maryport, CA15 6AZ

Asking Price £120,000

Council Tax Band: A



Have you always fancied a home with amazing sea views? Welcome to 74 King Street, a spacious, four bedroom townhouse, spread over three floors with uninterrupted views of Maryport harbour, the Solway Firth and the Scottish hills beyond.

In need of some refurbishment, this large property has the potential to be a lovely family home, or private, coastal retreat.

The ground floor accommodation comprises:

- A large lounge diner extending to almost 40m2.
- A good-sized kitchen with small utility area.
- A cellar - useful for storage, and could be developed further.

Upstairs, the first floor houses two double bedrooms and a bathroom, with a further two, (recently refurbished), double bedrooms on the second floor. Both rear bedrooms offer great views of the sea and the harbour.

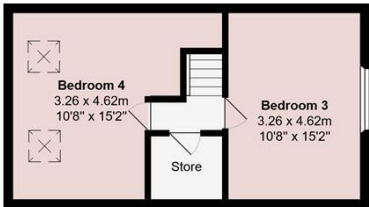
Outside, there is a small rear garden and a shared lane, separated from the sea walls by reassuring flood defences.

This property needs a substantial amount of work to turn it into a fantastic home, and the asking price reflects this. Once completed, relax in the garden, and enjoy the sunsets....

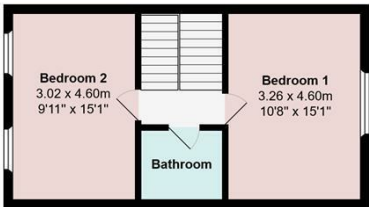


Open House West Cumbria

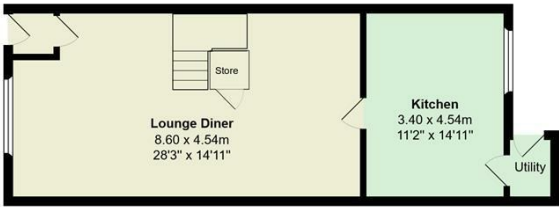
Floor Plans: 74 King Street. Maryport
Not to Scale: Dimensions and layout for guidance only



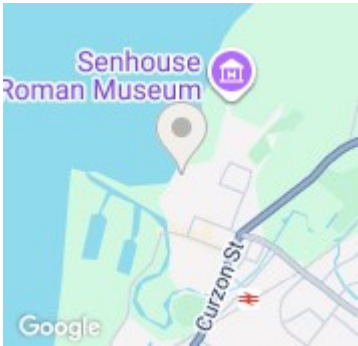
Second Floor



First Floor



Ground Floor



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