



 2
Bedrooms

 1
Bathroom







3 Lowther Street is a period semi-detached property, believed to date from the Victorian era, situated within the established coastal village of Flimby.

The property offers well-proportioned accommodation arranged over three floors and retains a number of attractive traditional features, including timber flooring, a traditional staircase and exposed timber roof members to the second floor. The accommodation comprises a generous living room and kitchen with separate WC to the ground floor, a double bedroom and family bathroom to the first floor, with a further double bedroom occupying the second floor.

The property has been **partly refurbished**, including the installation of **new double-glazed sash windows**, whilst the **side and rear elevations were re-rendered in 2025**. The bathroom was installed in 2015.

The location is a particular feature, with **Flimby railway station just a couple of minutes walk away**, together with a nearby bus stop. The property also enjoys a pleasant outlook from the rear over the adjoining playing field and childrens park.

With a **Guide Price of £89,000**, the property is likely to appeal to first-time buyers, buy-to-let investors and purchasers looking for an affordable coastal property with potential for holiday/Airbnb use, subject to any necessary planning, licensing and regulatory requirements.

Ground Floor

Living Room A spacious and characterful reception room extending through the property, with windows to both the front and rear providing good natural light.

The room features timber flooring and a traditional fireplace with timber surround, brick recess and freestanding stove, providing an attractive focal point. The room also incorporates the staircase to the upper floors and provides access through to the kitchen.

Kitchen Fitted with a range of oak-effect wall and base units, dark contrasting work surfaces and tiled splashbacks. The kitchen incorporates a cooker, sink with drainer, washing machine, freestanding fridge freezer and microwave.

There are windows overlooking the surrounding residential area and the adjoining playing field and park. The gas combi boiler is housed within the kitchen and there is a tiled floor with patterned detailing.

Separate WC Fitted with WC and wash hand basin.

First Floor

Bedroom One A good-sized double bedroom with a front-facing double-glazed sash window and space for a range of bedroom furniture. The room retains timber flooring and traditional features.

Bathroom Installed in **2015**, the bathroom is fitted with a **panelled bath with shower over, WC and wash hand basin**. The room has tiled walls and flooring, with a double-glazed window providing natural light and ventilation.

Second Floor

Bedroom Two A spacious double bedroom occupying the second floor within the roof space. The room has attractive **sloping ceilings and exposed timber roof members**, together with a rooflight and rear-facing window. Useful storage is provided beneath the eaves, with further space for wardrobes and other bedroom furniture. Timber flooring and the exposed roof timbers add considerable character.

Outside The property has on-road parking to the front. To the rear, a gate provides convenient access from the road. The property has a walled rear patio, providing a private and enclosed outdoor seating area. The patio enjoys a pleasant outlook over the adjoining playing field and childrens park, creating an unusually open aspect for a property within an established residential setting. There is also space for a garden shed, providing useful outdoor storage.

Improvements The property has benefited from a number of improvements, including:

- New double-glazed sash windows
- Side and rear elevations re-rendered in 2025
- Bathroom installed in 2015
- Gas central heating
- Combi boiler
- Various internal refurbishment works

Damp Prospective purchasers should be aware that there are some areas of damp within the property. Some previously identified areas have been addressed, although there are areas where damp can still be present.

Damp has been noted to the chimney breast at second-floor level. The vendor advises that this is believed to be associated with the adjoining property, which has been unoccupied. The roof and chimney serving the subject property have been inspected and are not considered to be the source of this particular issue.

There is also some intermittent damp around the fireplace within the living room. This comes and goes and is understood by the vendor to be associated with the local water table.

This information is provided in the interests of transparency. Prospective purchasers are advised to satisfy themselves as to the condition of the property and any remedial works that may be required and to obtain any specialist reports they consider necessary prior to purchase.

Location Flimby is an established coastal village situated between Maryport and Workington on the Cumbrian coast. Flimby railway station is just a couple of minutes walk from the property, providing convenient access along the Cumbrian Coast railway line. A local bus stop is also within easy walking distance. The property is well placed for access to the surrounding coastline and countryside, whilst Maryport and Workington provide a wider range of shops, schools, leisure facilities and everyday amenities. The combination of the coastal location, excellent transport links and accessible purchase price makes the property particularly interesting to both owner-occupiers and investors.

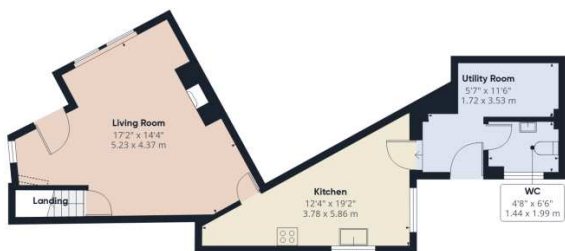
Services Mains electricity, gas, water and drainage are understood to be connected. Gas central heating is provided by a combi boiler.

EPC: To be confirmed.

Council Tax: A

Tenure: Freehold, to be confirmed by the purchasers solicitor.

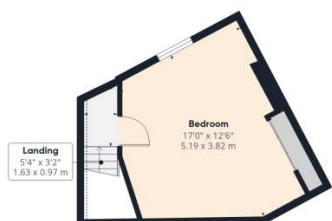
Viewing Viewing is highly recommended to appreciate the character, accommodation, outside space and location of this property.



Floor 0



Floor 1



Floor 3



Approximate total area⁽¹⁾

985 ft²

91.6 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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