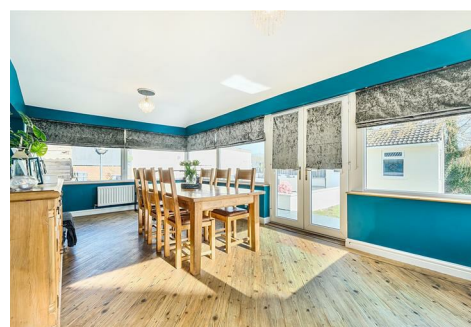




23 Camp Road, Maryport, CA15 6JN

£425,000

This is more than a home — it's a lifestyle statement where space, location, and modern living come together perfectly.

CAMP ROAD, MARYPORT

Set on one of the area's most sought-after roads, this extended home offers an ideal blend of comfort and convenience, with highly regarded primary and secondary schools, local shops, and employment links all close by.

Inside, there are four well-proportioned bedrooms, a modern en suite, family bathroom, and excellent storage throughout. A bright and versatile sun room adds extra living space, while the private rear garden —

THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity, water and drainage.

ENTRANCE

Via composite front door, leading into:

INNER HALLWAY / PORCH



Large in size with decorative flooring, allowing access to cloakroom space. Integral door leading to garage.

KITCHEN



Range of wooden wall and base units with complementary work surfaces. Inset sink and drainer unit, integrated gas hob with extractor fan above, integrated electric oven and dishwasher. Side aspect double glazed window.

DINING ROOM



Sun room extension, two radiators, karndean flooring. French doors leading to garden.

LIVING ROOM



Log burner set within decorative brick surround, radiator. Bi-fold doors leading to garden.

RECEPTION ROOM



Front aspect double glazed window, gas fire, radiator.

STAIRS TO FIRST FLOOR LANDING

Loft hatch. Doors leading to:

BATHROOM



Three piece suite comprising of roll tap bath, W.C and wash basin. Decorative grey floor and wall tiling, Velux and frosted window.

BEDROOM 2



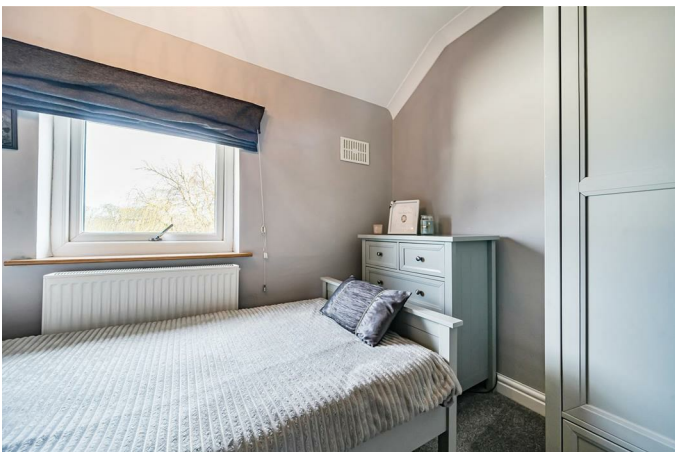
Front aspect double glazed window, double in size, radiator, built-in storage.

BEDROOM 3



Two front aspect double glazed windows, two radiators, double in size, built in storage cupboard.

BEDROOM 4



Rear aspect double glazed window, radiator, single in size.

SNUG / OFFICE



Rear aspect double glazed window, radiator. Door leading:

MASTER BEDROOM



Large double in size, radiator, double opening doors with garden view, loft hatch (ladder fitted, boarded, Velux window) Door leading to:

EN-SUITE



Four piece suite comprising of roll top bath with shower head fitted, walk-in shower, WC and wash basin. Front aspect frosted double glazed window, radiator.

FRONT EXTERNAL



Driveway parking for 3/4 vehicles.

BAR



Fitted Bar with shelving, Upvc door and decorative glass window. Perfect for entertaining.

REAR EXTERNAL



A large space comprising of patio seating areas alongside grassed lawn.

GARAGE

Single in size, electric front door, plumbing fitted, wall mounted Worcester boiler.

DIRECTIONS

W3W: [///computers.blank.sideburns](http://computers.blank.sideburns)

The property is best approached by locating the main Curzon Street crossroads and turning left to proceed behind the church. Take the first right and then turn left onto Fleming Street. Turn right onto Camp Road and the property can be found on the right hand side displaying a Grisdales for sale board.

COUNCIL TAX

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

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.

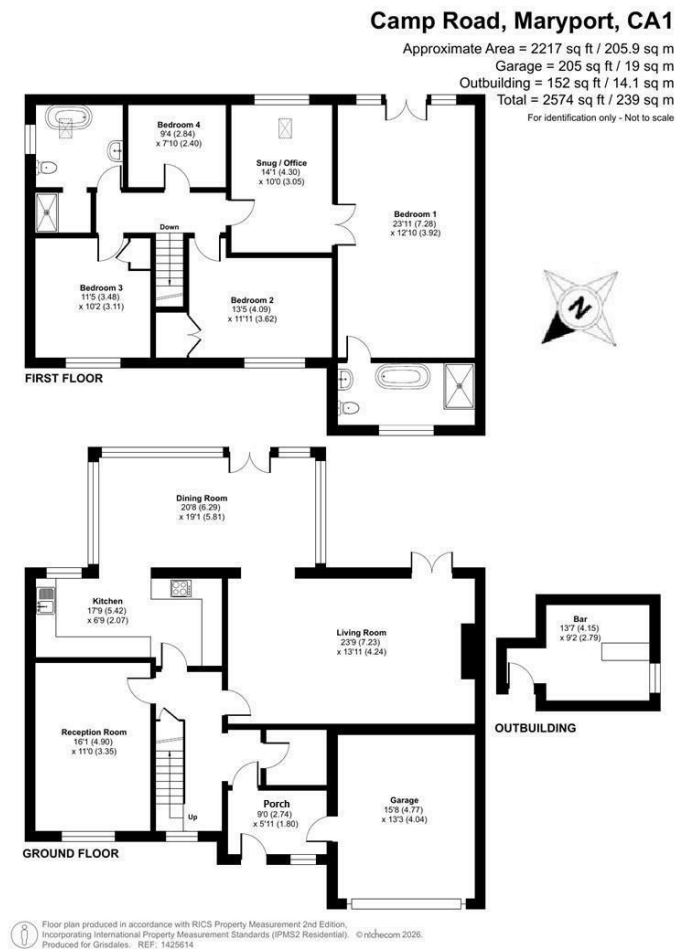
MORTGAGE ADVICE

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.

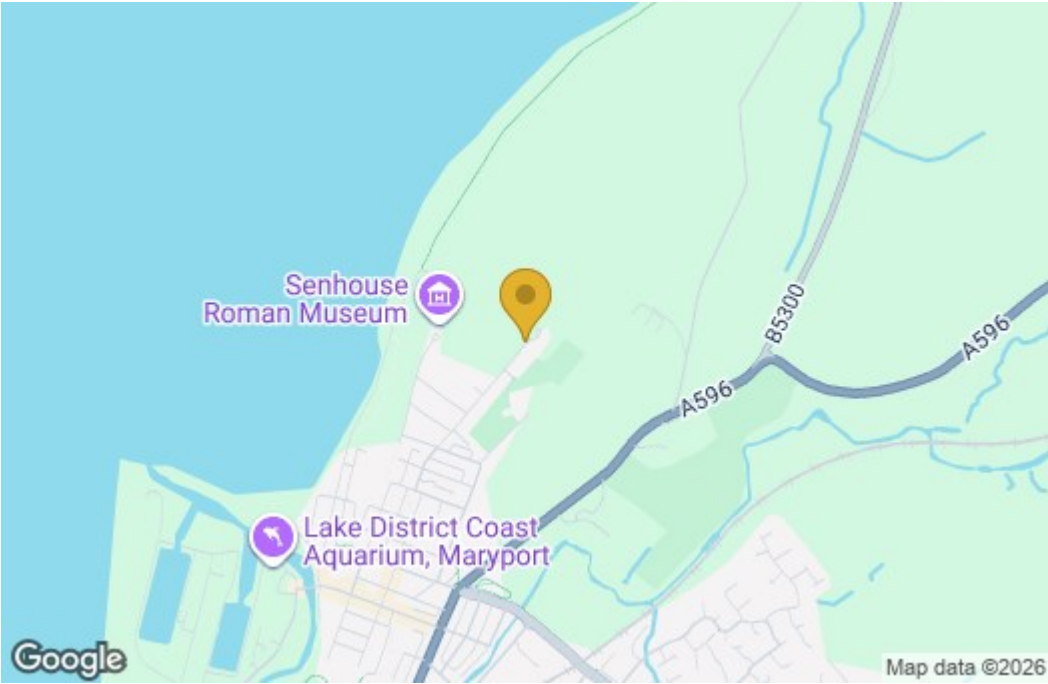
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

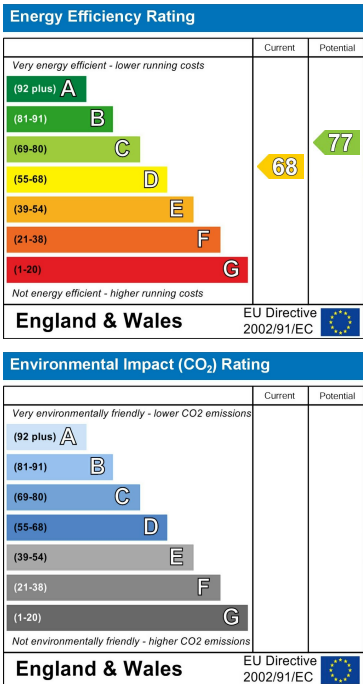
Floor Plan



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.