



23 Kirkby Street, Maryport, CA15 6EX

£150,000

Coastal Treasure – Grade II Listed Home just Moments from the Harbour - set over four curated floors this 3/4 bedroom home offers a seamless blend of historic grandeur and inspired modern living.

The living spaces are rich with warmth and charm — perfect for quiet evenings, lively gatherings, or mornings with coffee as the town gently comes to life outside. Two well appointed bathrooms bring a touch of convenience alongside the converted cellar — Cleverly transformed to include a dedicated utility area, it offers flexibility and function while adding another layer to this already captivating home.

Homes like this are not simply bought. They are claimed as coastal living at its most enchanting.

Call us today on 01900 829977 to take a look around.

ENTRANCE

Via a black wooden front door leading into:

VESTIBULE

Leads into:

DINING ROOM

11'9" x 9'10" (3.6 x 3.00)



Front aspect sash window, electric fire, radiator, laminate flooring, leading through into:

KITCHEN

14'8" x 12'11" (4.49 x 3.95)



With a range of cream, wooden wall and base units with complementary work surfaces, sink and drainer unit fitted, rear aspect window, breakfast bar seating area, radiator. Door leading to staircase into:

CELLAR



Converted into living accommodation, currently set up as reception room by the vendor. Lights and electrics fitted, radiator. Leads into:

UTILITY ROOM



Plumbing for washing machine, electrics fitted. UPVC door leading to rear external.

FIRST FLOOR LANDING

Radiator, rear aspect window. Doors leading to:

BEDROOM 2

14'7" x 11'6" (4.45 x 3.51)



Front aspect window, double in size, radiator. Door leading to :

EN SUITE



Three piece suite comprising of bath, W.C and wash basin. Radiator, combi boiler fitted within storage cupboard.

BEDROOM 3

14'7" x 8'5" (4.45 x 2.58)



Front aspect window, double in size, radiator.

BATHROOM



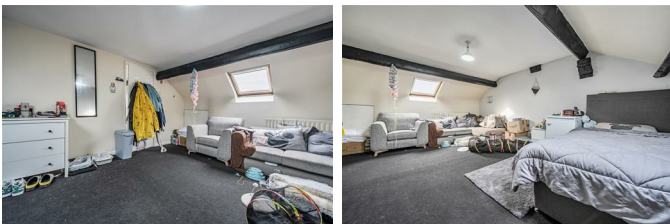
Four piece suite comprising of walk-in shower, bath, W.C and wash basin. Radiator, rear aspect window, blue uPVC wall panelling, storage unit.

SECOND FLOOR LANDING

Doors leading to:

BEDROOM 1

19'1" x 13'5" (5.83 x 4.10)



Double in size, two Velux windows, radiator, double in size, eaves storage.

STORE / BEDROOM 4

14'2" x 6'6" (4.34 x 1.99)



Radiator, Velux window. Will fit single bed in if used as bedroom.

EXTERNALLY



Parking is by way of on street only. A permit can be obtained from the local council. There is also a small yard area to the rear.

DIRECTIONS

///universes.torched.flap

At the traffic lights intersection of the A594 & A596, take the turning past the church and up onto Wood Street. Take the first right onto Church Street and the first left onto Kirkby Street. Number 23 is on the left hand side.

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

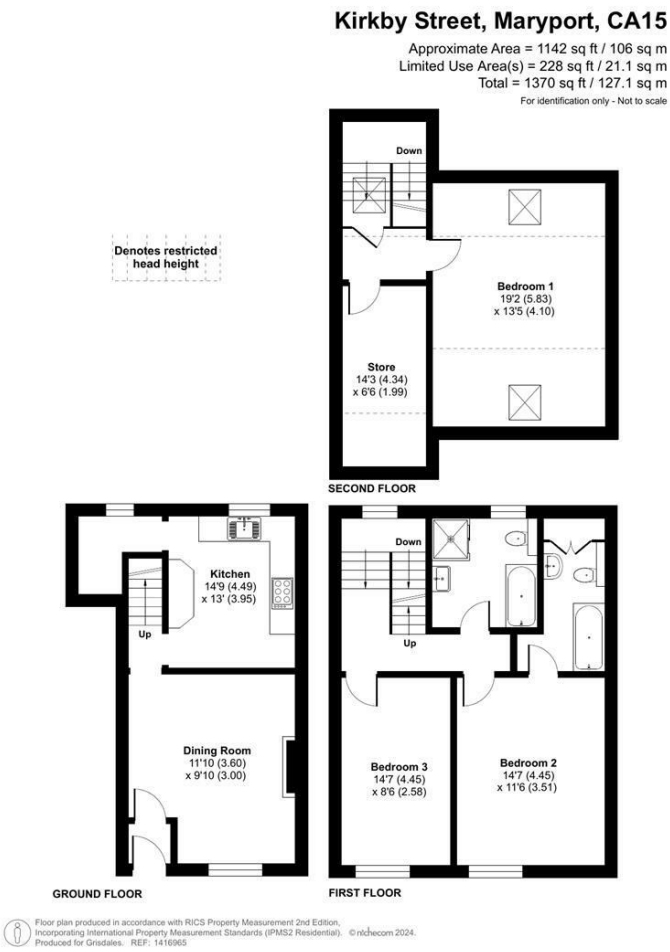
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

UK.

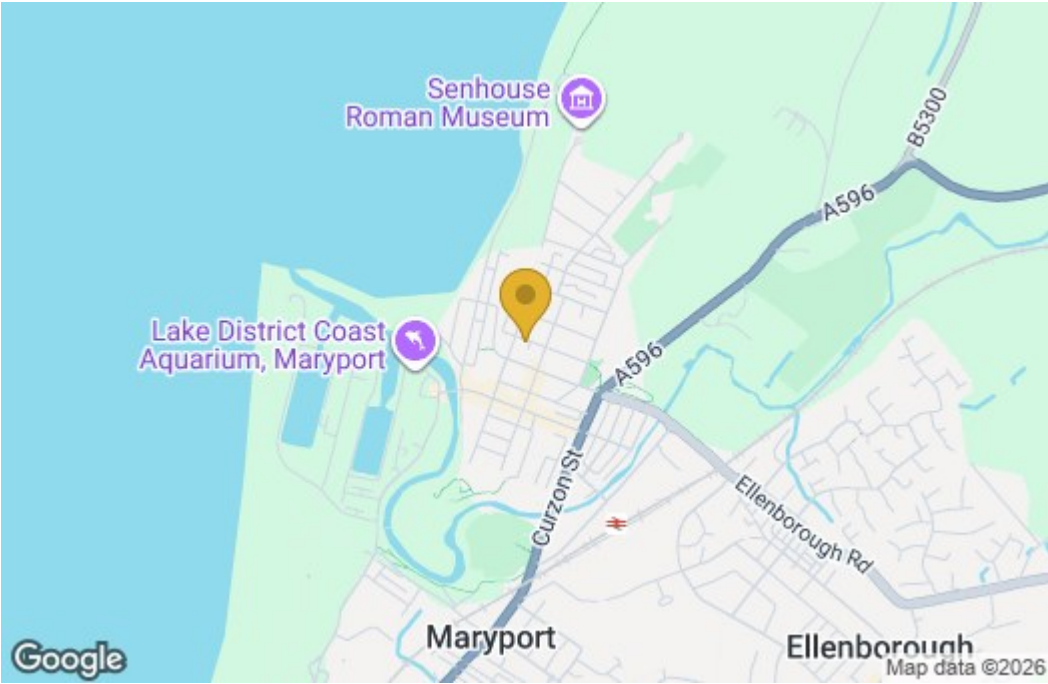
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

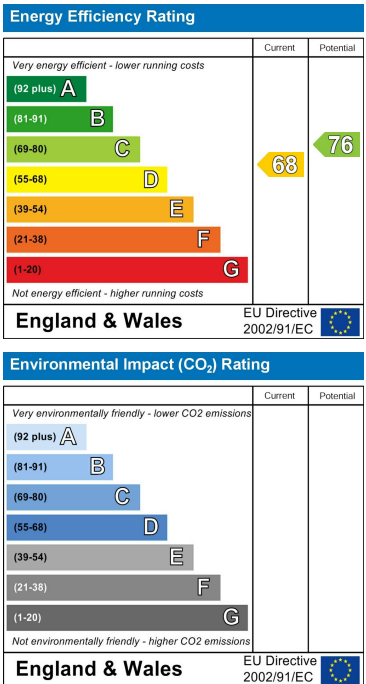
Floor Plan



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.