

Laburnum Grove, Maryport, CA15 7AP

Asking Price £230,000

Council Tax Band: C





This is a rare opportunity to purchase a detached, two bedroom bungalow in a great location.

Laburnum Grove is ideally placed - handy for town, but off the main streets through the estate. This exceptional property is set on a large, corner plot, has plenty of off-street parking, and large, easily maintained gardens.

Inside, the spacious lounge benefits from lots of natural light, thanks to two large windows - one of them a stylish, half-bay. A recently installed, gas fire complements the upgraded, and fully serviced, central heating system.

The kitchen has lots of storage and worktop space, as well as room for a dining table. There are two, proper double bedrooms and a large, modern bathroom, complete with a double shower cubicle.

Outside, there is parking for two vehicles on the driveway and secure parking and storage in the attached garage. The large, private rear garden is fully enclosed and has been designed to be low maintenance.

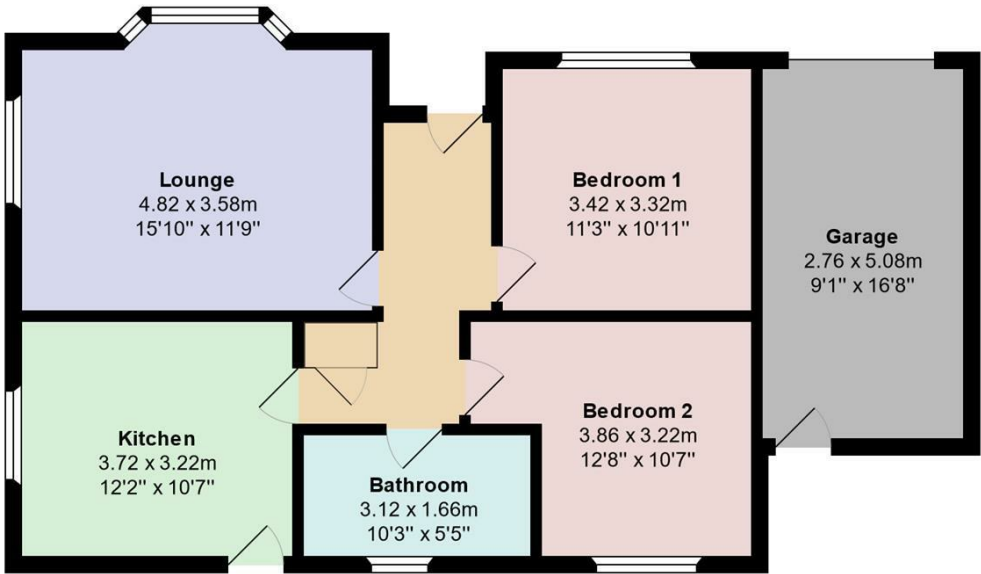
In summary, a well maintained, detached bungalow in a great location. Early viewing is highly recommended.



Open House West Cumbria

Floor Plan: 25 Laburnum Grove

Not to Scale: Dimensions and layout for guidance only



| 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 |