

Selby Terrace, Maryport, Cumbria, CA15 6NF

Asking Price £220,000

Council Tax Band: B



Location, location, location.

If you are looking for one of the best addresses in Maryport, look no further. Welcome to Number 18 Selby Terrace, an impressive, semi-detached house in a prime location, close to the town centre and railway station. This quiet residential street benefits from having no passing traffic and an undisrupted view over the allotments and River Ellen beyond.

This fabulous property has room sizes and that sets it apart from most other houses on the market. The large lounge extends to the full depth of the property and the large windows to both elevations let in lots of natural light.

The second reception room was previously the dining room, but could equally be utilised as a second lounge. The kitchen is rather dated, but offers lots of storage and worktop space. Even the understairs cupboard feels like a very useable space!

Upstairs, the master bedroom is absolutely huge, and could easily accommodate an ensuite, if required. The two other double bedrooms also offer comfortable accommodation. The large family bathroom has both a bath and a double shower cubicle..

The large rear garden provides off-street parking and access to the integrated garage. The cellar has been partly converted to provide a utility room and lots of useable storage.

The property has been well maintained, but is in need of some modernisation. The double glazing still looks to be effective, but will need to be upgraded in the future. We have been informed that the gas combi-boiler was fitted two years ago.

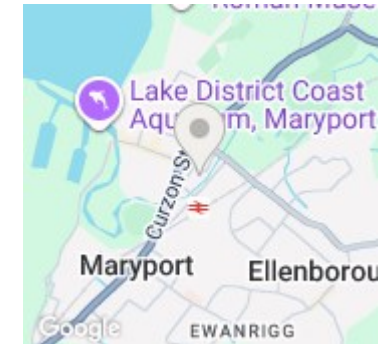
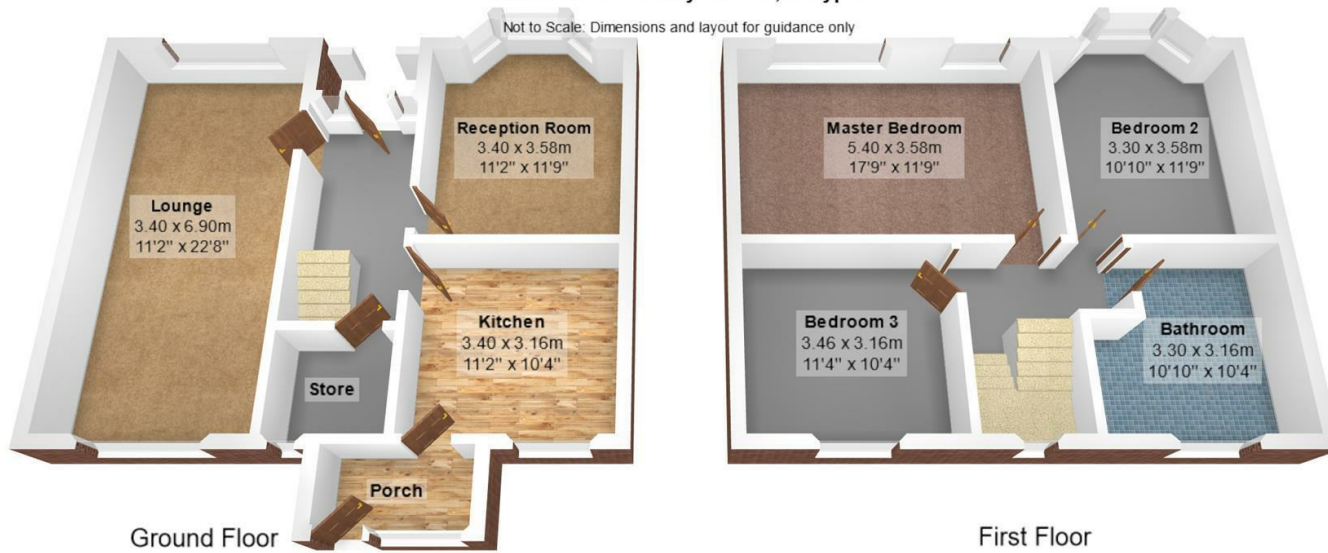
In summary, a spacious family home in a great location that, with some sympathetic upgrades, could be your forever home.



Open House West Cumbria

Floor Plans: 18 Selby Terrace, Maryport

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	