



5 Ewanrigg Brow, Maryport, CA15 7QU

Guide Price £130,000

PFK

5 Ewanrigg Brow

The Property:

Brimming with character and contemporary style, this elevated three bedroom end of terrace house offers a warm welcome from the moment you step inside. The inviting open plan dining area flows seamlessly into a modern kitchen, complete with integrated oven and sleek cabinetry, perfect for family meals or entertaining friends. The spacious loft conversion, bathed in sunlight from a generous skylight, provides a flexible space for a third bedroom, home office, playroom, or tranquil retreat. Throughout the home, decorative fireplaces and a cosy wood burning stove add a touch of period charm, while ample natural light creates a bright, airy atmosphere. The stylish bathroom features a luxurious walk-in shower and a contemporary bath, offering the perfect spot to unwind at the end of the day, whilst the downstairs WC adds convenience to family living.

Step outside to enjoy a thoughtfully landscaped, low maintenance front garden with established shrubbery, rockery, and a sunny patio area ideal for morning coffee or evening relaxation. The private rear yard offers a peaceful escape with a raised bed for planting, making it easy to create your own urban oasis. With street parking available right at the front, convenience is at your doorstep. This delightful home is sure to attract plenty of interest, so early viewing is highly recommended.





5 Ewanrigg Brow

Location & Directions:

The property is located in the popular residential area of Ewanrigg in Maryport, within a short walk to the town centre shops, services and local primary and secondary schools. With easy access to the town's promenade and picturesque harbour areas as well as excellent transport links to the neighbouring towns of Workington and Cockermouth and the local west coast employment hubs.

Directions

The property can be found under post code CA15 7QU

- Spacious 3 bed end terrace
- Large lounge, open plan dining kitchen
- Multi fuel stove & sandstone fireplace
- Four piece family bathroom
- Low maintenance outside areas
- EPC rating TBC
- Council Tax: Band A
- Tenure: Freehold



Hallway

7' 10" x 6' 0" (2.38m x 1.82m)

Accessed via UPVC door with double glazed inserts, side aspect window, stairs to first floor landing, laminate flooring.

Cloakroom/WC

5' 10" x 4' 8" (1.78m x 1.43m)

Downstairs cloakroom with WC and wash hand basin, laminate flooring and space for tumble dryer.

Living Room

18' 1" x 11' 9" (5.51m x 3.57m)

High ceilinged dual aspect room with decorative coving, laminate flooring, point for wall mounted TV and gas fire.

Dining Room

13' 5" x 13' 0" (4.09m x 3.97m)

Side aspect high ceiling room with sandstone inglenook fireplace and hearth, multi fuel stove, laminate flooring, space for a 6-8 person dining table.

Kitchen

10' 7" x 8' 4" (3.23m x 2.55m)

Side aspect room comprising a range of base and wall units in a cream finish with complementary dark wood effect countertop. Stainless steel sink with drainage board and mixer tap, tiled splashback, four burner countertop mounted gas hob with separate electric oven and extractor fan over, integrated fridge and freezer, plumbing for undercounter washing machine. Wooden door leading to rear porch.

Rear Porch

4' 6" x 2' 8" (1.36m x 0.82m)

Side aspect window and wooden external door.

FIRST FLOOR LANDING

10' 4" x 3' 6" (3.14m x 1.07m)

Wooden internal doors to all rooms, door leading to stairs to attic bedroom, understairs storage cupboard.



Bedroom 1

13' 7" x 13' 0" (4.15m x 3.97m)

Light and airy side aspect double bedroom with wall mounted lighting and built in storage cupboard.

Bedroom 2

11' 5" x 10' 10" (3.47m x 3.31m)

Front aspect double bedroom.

Bathroom

7' 0" x 11' 4" (2.13m x 3.45m)

Side aspect room comprising four piece suite, walk in shower cubicle with mains powered shower, WC, wash hand basin with built in storage and bath with tap connected, hand held shower. Spot lighting, heated towel rail, laminate flooring.

Bedroom 3

19' 9" x 18' 1" (6.01m x 5.52m)

Large light and airy dual aspect attic bedroom with Velux skylight, exposed brick chimney breast, exposed beams and built in storage cupboard.

EXTERNALLY**Front Garden**

Low maintenance front garden with shrubbery, rockery and patio area.

Yard

Private rear yard area with raised bed, and shed with power and water supply.

On Street

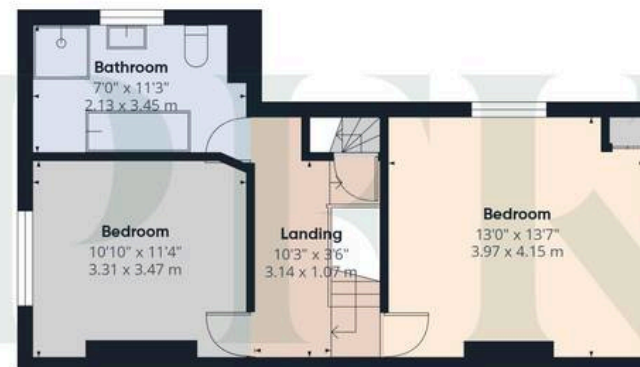
1 Parking Space

On street parking at the front of the property





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1260 ft²

117.1 m²

Reduced headroom

4 ft²

0.4 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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ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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