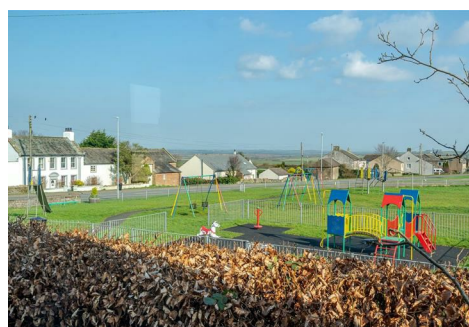




The Garth Crosby, Maryport, CA15 6SP

£235,000

ENJOYING OPEN VIEWS ACROSS THE PLAY PARK WITH GLIMPSES STRETCHING TOWARDS THE SEA AND SOLWAY FIRTH this impressive home offers far more than you might expect from a two-bedroom bungalow.

Generously proportioned throughout, it has been thoughtfully designed, carefully fitted, and well maintained to make the very best use of the space. The modern, stylish kitchen and bathroom are already in place, meaning the costly upgrades have been taken care of, while still leaving scope to add your own finishing touches. The bright and airy lounge boasts fabulous views, enhanced by large windows that flood the room with natural light. The kitchen is equally practical, incorporating cooking, dining, work, and utility areas in one well-planned space. There are manageable gardens, ample storage beneath the house and in the loft, off-road parking, and a useful shed complete the picture.

In short, this is a home that combines comfort, practicality and outlook — and it's ready to be enjoyed.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE

The property is accessed via steps up to a uPVC front door with clear glazing to the centre and the sides. Leads into:

INNER HALLWAY

With wood effect vinyl floor covering, access into the loft and 2 shelved cupboards. 3 windows to the side.

LOUNGE

19'1" x 13'3" (5.82 x 4.04)



A bright room with lots of natural light - large picture window overlooking the play park to the countryside and the Solway Firth in the distance. Smaller window with a view of the sea. Natural wood floor boards, brick built fireplace with open fire, tiled hearth and log store with provision for wall mounted television with additional shelving and cupboards to the side.

FAMILY ROOM



A particularly spacious room incorporating kitchen, dining space, study and utility area:

DINING KITCHEN

15'1" x 13'1" (4.60 x 4.01)



Fitted with a comprehensive range of base and wall units in cream with wood effect worktop over with matching upstand. Includes space for fridge/freezer, integrated dishwasher, 1 1/2 bowl stainless steel sink with mixer tap. Space for double range style oven with black glass splash back and modern extractor fan over.

2 windows overlooking the front, 2 large windows to the rear. Ample space for a dining table. Velux roof light and spot lighting.

STUDY/UTILITY

8'11" x 7'6" (2.74 x 2.31)



Fitted with a range of units to match those in the kitchen area and with low-level worktop, ideal for working from. Plumbing for washing machine. UPVC door and window to the rear.

BEDROOM 1

15'3" x 14'11" (4.67 x 4.57)



A particularly spacious double bedroom with an aspect over the garden. 2 built-in double cupboards with dressing table.

BEDROOM 2

11'6" x 11'1" (3.51 x 3.40)



Double room to the rear with 2 double cupboards.

BATHROOM



Fitted with a 4-piece suite comprising wash basin in vanity unit with mixer tap and wall-mounted mirror and cupboard above. Shower enclosure with curved screen with chrome frame and wall-mounted chrome shower with attachments. Bath with chrome mixer tap with handheld shower hose. Low-level WC set into vanity unit. Fully tiled throughout with beige ceramic tiles and matching tiled floor. Chrome ladder style radiator and spotlights within clad ceiling. Frosted window to the rear.

STORAGE ROOM

Off the entrance hall is a storage room with shelf and hanging rail. Window to the front.

FRONT & SIDE GARDEN



A gate and a path with steps leads to the front door. The garden is laid to lawn to the front of the property with shrubs etc and continues round to the rear.

REAR GARDEN

Garden shed, patio, coal bunker. Beyond the patio is a further shed and lawn. Access to the store room. There is an outside tap and electric supply.

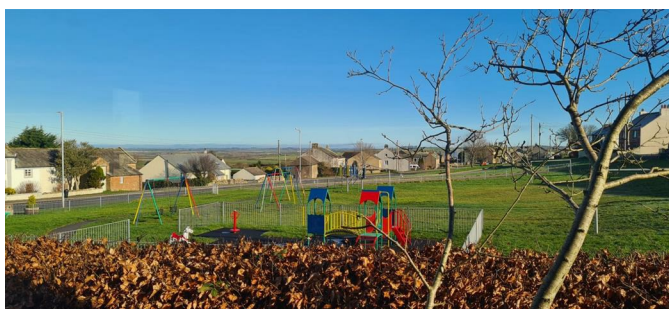
STORE ROOM

There is a useful storage area underneath the property with low head height.

PARKING

Steps from the far side of the property lead up to the driveway where there is parking for at least two cars and a large shed.

OUTLOOK



From the front of the property there is a fabulous outlook over rooftops to the countryside in the distance, the Solway Firth and the Scottish Fells.

DIRECTIONS

W3W - [///lavender.qualify.bookcases](http://lavender.qualify.bookcases)

In the centre of the village is the playpark - at the southern end take the turn to Green Close which runs parallel with the park. Before the road bears right continue up the small road and the property is immediately on the right hand side.

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

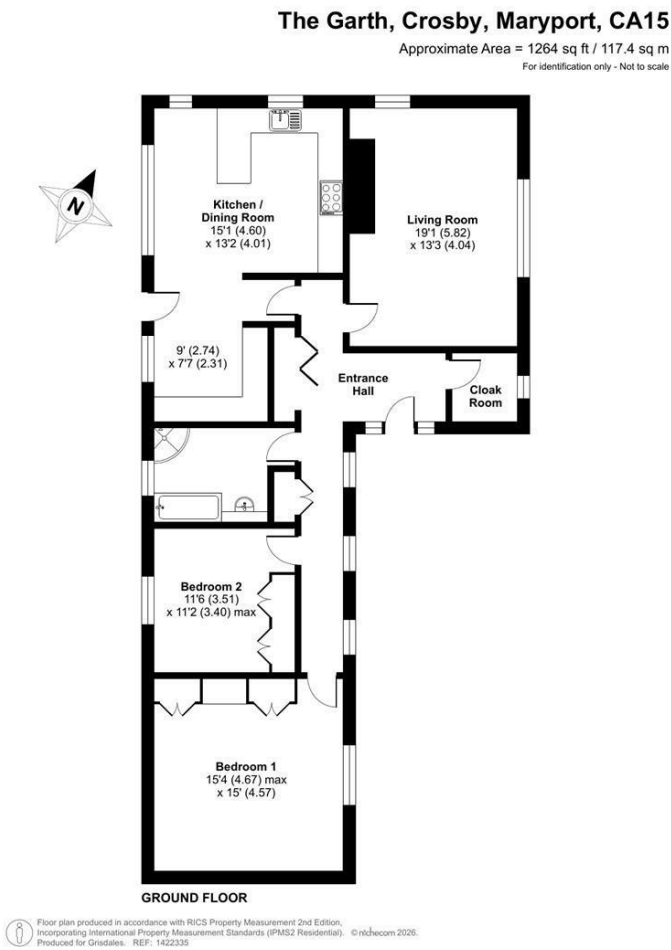
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

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.

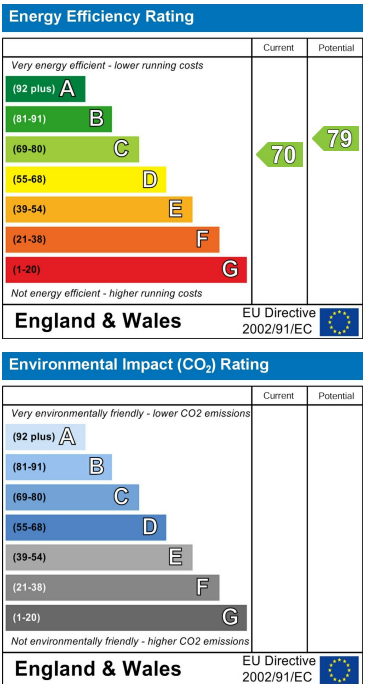
Floor Plan



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.