



**Superb first home or investment property**

**Lovely kitchen with Shaker style units**

**Benefits from two spacious double bedroom**

**Walking distance to the town centre**

**Tastefully decorated from top to bottom**

**Well presented lounge**

**Large, eye-catching bathroom suite**

**Gentle stroll to the harbour**

Looking to get on the first rung of the property ladder? Perhaps you are looking to add to your portfolio of buy to let properties, then look no further. This lovely home offers good value for money and is located within a popular area of Maryport. Just a short walk away from the property is the town centre with its wide variety of shops and amenities, and just a gentle stroll away is the picturesque harbour where fantastic views along the coastline, across the Solway Firth and toward Scotland are to be enjoyed. This tastefully decorated property has a lovely lounge and a stylish kitchen with plenty of storage. To the first floor you will find two light and airy, spacious, double bedrooms and a large bathroom suite. At the rear of the property, there is a low maintenance outside area where you can keep items such as bins. This lovely home would be a perfect home for first-time buyers, and we highly recommend a viewing to fully appreciate all that it has to offer.



## ACCOMMODATION

### Lounge

This well presented lounge is accessed by a composite door with a frosted glass panel. The tastefully decorated rooms chimney breast has been papered to create an eye-catching feature. The room also benefits from decorative coving, a TV point, radiator, and a uPVC double glazed window, that looks out to the front and there are stairs that lead up to the kitchen.

### Kitchen

The well presented kitchen, has a range of blue, wall and base units with a complementary worktop and tiled splash backs. There is a range cooker, with a six ring, gas hob and a stainless steel extractor hood in place above, a 1.5 stainless steel sink and draining board with mixer tap, set below a large uPVC double glazed window. The kitchen has stylish flooring, a radiator, ceiling spotlights and a half-glazed uPVC door that leads out onto the rear. In the kitchen you can access the stairs which lead up to the first-floor landing.

### First floor landing

The landing has a handy double socket and leads to both bedrooms with stairs leading up to the bathroom.

### Bedroom one

A spacious and well presented double bedroom, benefiting from connections for a flat screen, wall mounted TV. There is decorative coving, a radiator, and a uPVC double glazed window to the front.

### Bedroom two

A second, spacious double bedroom with a built-in cupboard, decorative coving, a radiator, and a uPVC double glazed window.





## Bathroom

The spacious bathroom suite benefits from a built-in storage cupboard. There is a bath with mixer tap, shower attachment and tiled splash backs, a toilet and a designer wash basin with mixer tap. The radiator provides plenty of warmth, and the uPVC double glazed frosted window provides lots of natural light.

## Exterior

At the rear of the property there is an outside area where you can store things such as bins.

## TENURE

We have been informed by the vendor that the property is freehold.

## COUNCIL TAX BAND A

## EPC D

## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





 <p style="text-align: center;"><b>Ground Floor</b></p>	 <p style="text-align: center;"><b>Floor 1</b></p>	
		<p style="text-align: center;"><b>Approximate total area<sup>†</sup></b> 738.19 ft<sup>2</sup></p>
 <p style="text-align: center;"><b>Floor 3</b></p>		<p style="text-align: center;"><small>Excluding balconies and terraces</small></p> <p style="text-align: center;"><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p style="text-align: center;"><b>GIRAFFE360</b></p>