



The property is offered for sale with no forward chain

Offers fantastic value for money

Large kitchen to the rear

The family bathroom is conveniently located on the first floor

Ideal home for first time buyers or perhaps a buy to let investment

Spacious lounge with open under stairs storage

Property benefits from two bedrooms

Boasting a larger than average rear yard

Nestled in the heart of the popular residential area of Maryport, this property presents itself as a prime opportunity for first-time buyers or savvy buy-to-let investors.

Tucked away from the hustle and bustle, yet conveniently close to local schools and a convenience store just a stone's throw away, this home offers the perfect blend of tranquillity and easy accessibility.

A mere five-minute drive lands you in the vibrant town centre, boasting an array of conveniences, as well as the breathtaking marina where you can indulge in coastal strolls while savouring a cup of freshly brewed coffee.

Although some tender loving care is required, this property is a solid investment that invites you to unleash your creativity and personalise to your heart's content. The ground floor features a spacious lounge area and a generous kitchen at the rear, promising an inviting atmosphere for relaxation and entertaining.

Ascending to the first floor reveals two bedrooms and a family bathroom, ensuring ample space for rest and rejuvenation. Step outside to discover a larger-than-average rear yard with gated access to the rear lane, offering a private retreat for outdoor gatherings and leisurely moments.

With its coveted location near local amenities and easy access to the train station for seamless commutes, this property is primed to offer a comfortable lifestyle and promising potential for the discerning buyer looking to make their mark in the idyllic surroundings of Maryport.



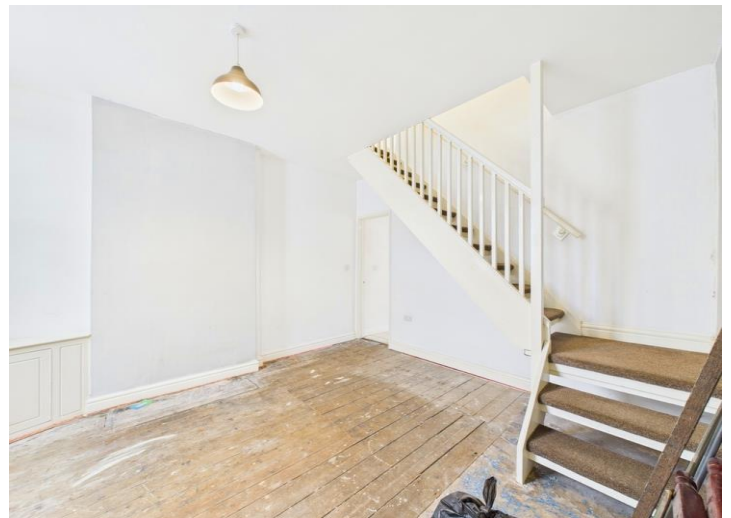
Selling with First Choice Move

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.



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.

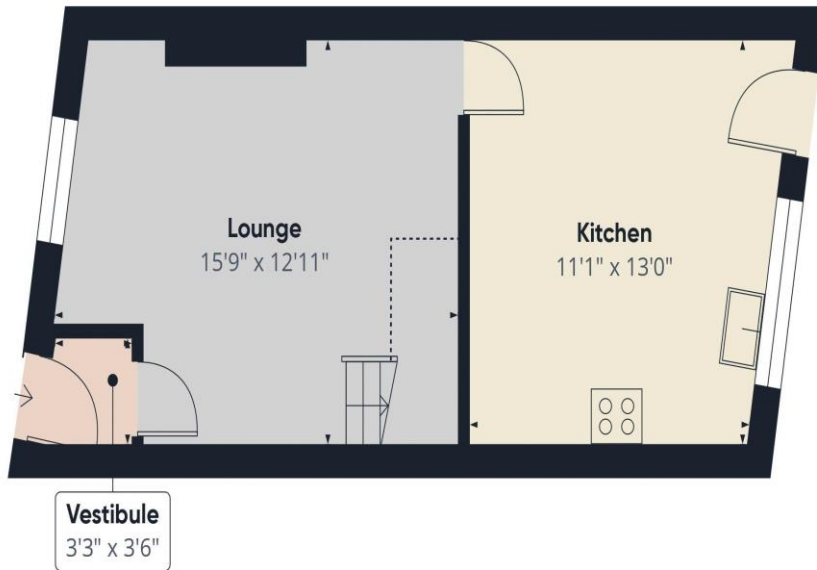


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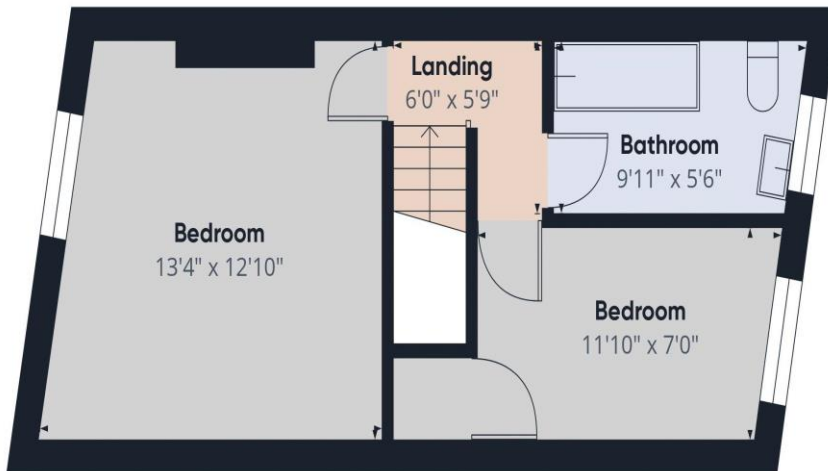
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
673.08 ft²

Reduced headroom
22.18 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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