

# **Grasslot**Maryport, CA15 8BU

£95,000



Offered for sale with no forward chain

Finished to a high standard with new carpets to the first floor

Stunning kitchen diner with integrated appliances

The master bedroom boasts open storage area with clothes rails

Large storage cupboard to the first floor providing excellent storage

Beautifully presented throughout and ready to move into

Stylish and spacious lounge with feature fire place

Three good sized and well presented bedrooms

Lovely shower room with feature wood panelling

Low maintenance rear yard with gated access

Nestled in the heart of a popular area in Maryport, this charming property is being presented to you with no chain holding you back. Step out your front door and find yourself just a stone's throw away from local shops, a tempting bakery and a takeaway for those cosy nights in. With the picturesque marina a leisurely ten-minute walk away, you can enjoy a laid-back stroll, grab a coffee, and soak in the serene harbour views.

Inside, this delightful home is the epitome of modern elegance. Impeccably presented and thoughtfully finished, it boasts a spacious lounge adorned with a sleek solid wood floor and a contemporary feature fireplace that sets the scene for cosy evenings in. The stunning kitchen diner offers integrated appliances, creating a hub for culinary delights and casual dining. Upstairs, three inviting bedrooms await, each exuding comfort and style, with the master bedroom showcasing chic open storage solutions. The convenient shower room with charming wood panelling is positioned perfectly for easy access, while a generous storage cupboard on the landing provides practicality for every-day living. Outside, the low-maintenance rear yard offers a tranquil retreat with gated access to the rear lane, providing a secure space for relaxation and recreation.

Whether you're seeking a modern sanctuary to call home or a stylish investment opportunity, this delightful property is ready and waiting for you to simply move in, unpack, and unwind in comfort.



## **TENURE**

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

#### COUNCIL TAX BAND A

### **EPC TBC**

## LOW FEES, LOCAL EXPERTISE

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#### **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.







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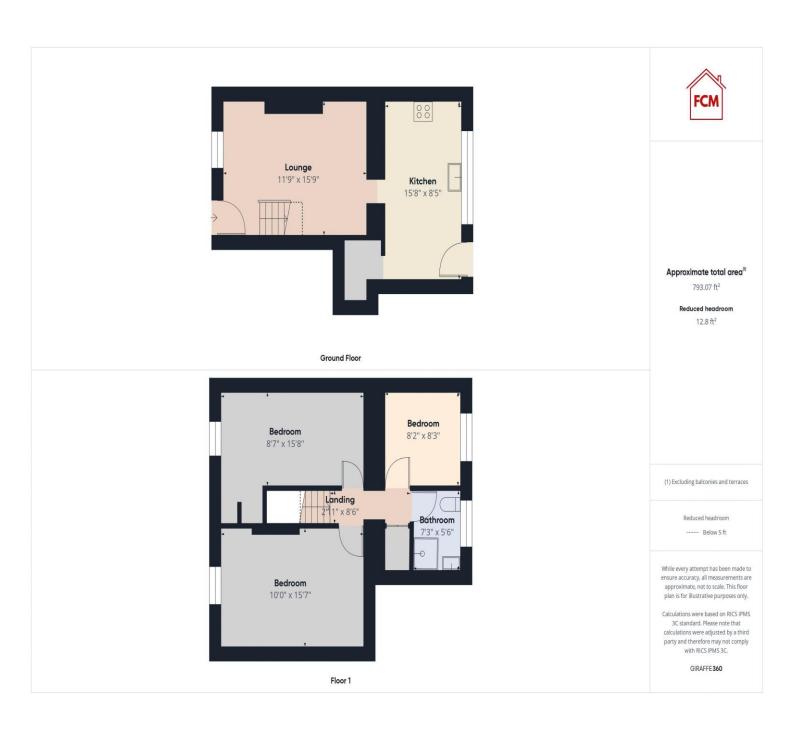
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