



**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

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

## 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.









Ground Floor

Approximate total area<sup>(1)</sup>

793.07 ft<sup>2</sup>

Reduced headroom

12.8 ft<sup>2</sup>



Floor 1

(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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