



Offered for sale with no forward chain

Set over three floors with four good size bedrooms

Spacious lounge with wood burner

Ideal for first time buyers, couples and families

Deceptively spacious traditional terraced home

Contemporary Kitchen diner

Stylish modern shower room with lovely vanity unit

Walking distance to local amenities

Prepare to be impressed by this deceptively spacious traditional terraced home located in a quiet residential area on the outskirts of Maryport town centre. Step inside to discover a spacious, well-presented lounge featuring a charming wood burner, setting the perfect ambience for cosy nights in. The large contemporary fitted kitchen has space for table and chairs and features solid wood wall and base units and fitted oven and hob, complete with a separate utility space for added convenience. The stylish modern shower room, which has been recently updated, also benefits from underfloor heating, boasts a walk-in shower and a generously sized vanity unit – the ideal place to unwind.

Spread across three floors, this property offers four good-sized bedrooms, making it the perfect abode for first-time buyers, couples, and families alike. Enjoy the convenience of being within walking distance to local amenities and the picturesque harbour.

Offered for sale with no forward chain, this home also features a low-maintenance rear yard, with gated access and useful storage shed.

This property truly offers the best of both worlds – a peaceful location within easy reach of all the conveniences of town living. Don't miss out on the opportunity to make this charming property your new home!



ACCOMMODATION

TENURE

We have been informed by the vendor 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 remortgaging 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.





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Approximate total area⁽¹⁾
981.03 ft²
Reduced headroom
11.79 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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