



Spacious lounge with wood burning stove and exposed stone wall

Kitchen has lots of natural light and French doors open out to the garden

Walking distance to the Maryport town centre

Features a first floor bathroom

Ideal to add your own stamp and potentially value

Versatile dining or sitting room with feature fire place

Two spacious double bedrooms, master boasts a ensuite

Boasts a "secret garden" at the rear with an outbuilding

The harbour and shoreline are a stroll away

An ideal choice for first time buyers or those downsizing

Captivating in its essence, this enchanting 2 Bedroom Terraced House boasts a timeless charm that is sure to capture the hearts of potential buyers. As you step inside, you are greeted by a cosy lounge that exudes character with its wood burning stove and exposed stone wall, creating a warm and inviting ambience. The property further unfolds to reveal a versatile dining or sitting room, featuring a delightful fireplace that adds a touch of charm, seamlessly transitioning into the kitchen area. Bathed in natural light, the kitchen could be a culinary haven, complete with French doors that open up to the "secret garden" at the rear, offering a tranquil outdoor space for relaxation and entertaining.

Upstairs, two generously proportioned double bedrooms provide ample space for comfort and privacy, with the master bedroom boasting the added luxury of an ensuite shower room. A first-floor bathroom serves the second bedroom and guests alike. The property's exterior is just as enticing, with the rear garden providing an oasis of serenity, perfect for al fresco dining or unwinding amidst nature. A charming outbuilding adds further appeal, while convenient access to the garden can be gained via the French doors from the kitchen, a side door, or a covered passage that provides a seamless connection from the street. Though some modernisation is required, this presents a wonderful opportunity for the new owners to infuse their personal style and potentially increase the value of this already captivating property. Ideal for first-time buyers or those looking to downsize, this home is situated within walking distance to the historic Maryport town centre, with the picturesque harbour and shoreline just a stroll away, offering mesmerising views across the Solway Firth towards Scotland.

The seamless blend of indoor and outdoor living spaces, along with the access to modern amenities and natural beauty that surrounds the property, such as the harbour, make this terraced house an ideal retreat for those seeking a charming, character-filled home in a prime location. With its enchanting allure and potential for personalisation, this property presents a rare opportunity to create a dream haven that seamlessly combines comfort, style, and convenience.



ACCOMMODATION

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC TBC

LOW FEES, LOCAL EXPERTISE

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MORTGAGES

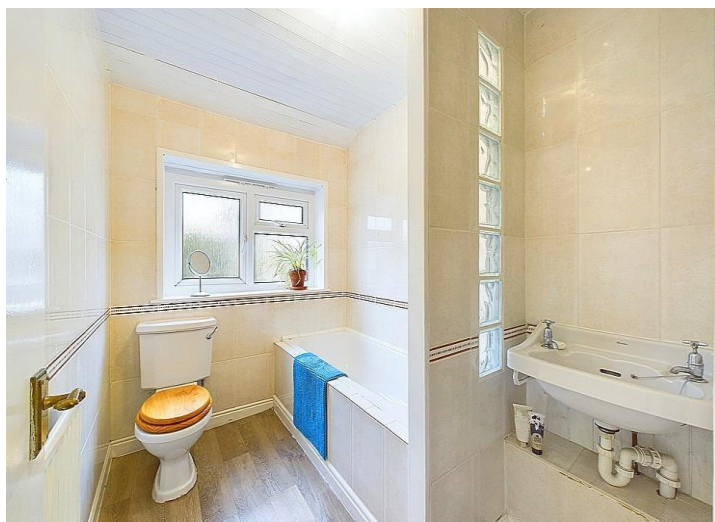
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NOTE

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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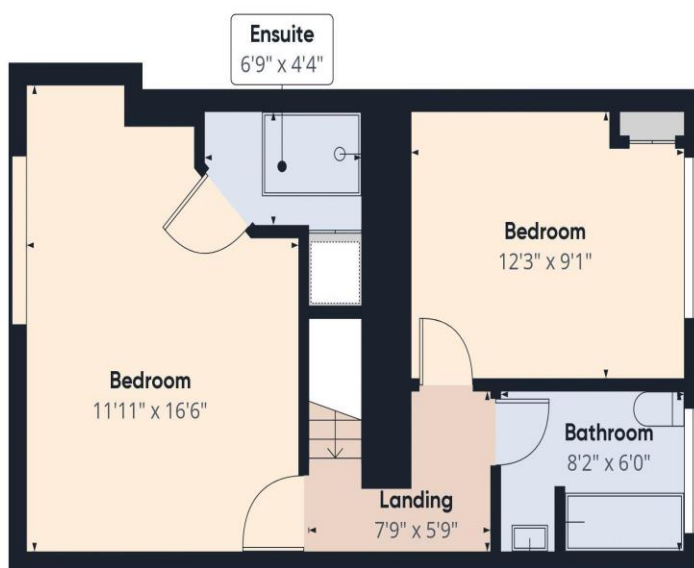
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Ground Floor



Floor 1



Approximate total area¹⁾

851.74 ft²

Reduced headroom

16.21 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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