



A well presented and spacious three-bedroom bungalow

Lovely lounge, separate dining room, and fantastic Conservatory

Beautiful shower room, plus additional WC

Driveway and garage provide plenty of parking

Quiet and highly sought-after area of Maryport

For sale with no forward chain

Well-maintained kitchen, with separate utility room

Boasts three tastefully decorated, spacious bedrooms

Spacious, sun trap garden to the rear

A few minutes drive to the town centre and harbour

This well presented three-bedroom bungalow is sure to catch the attention of many a buyer, with bungalows being in short supply. This fabulous home has a tremendous amount to offer and with no stairs is ideal for those who maybe have mobility issues or are planning for the long-term. The property has clearly been well maintained by the current owner; you will find the décor throughout is in excellent condition. The property is set on a generously sized plot, enjoying a well-maintained garden, to the rear which catches the sun throughout much of the day. This area of Maryport is a popular place to live and is a quiet residential estate. The town centre is just a few minute's drive away, from where you will find a wide variety of shops, amenities, and of course the picturesque Harbour, where pleasant walks and views of Scotland are to be enjoyed. On arriving at the property, you will notice the well maintained lawn and driveway to the front, which provides plenty of off-street parking, with the benefit of a garage. Step inside and you will find yourself in the spacious hallway, which has three large cupboards providing plenty of storage. The first door to the right leads to the lounge, which has plenty of natural light, and like the rest of the property is tastefully decorated. There is a good size dining room, which boasts French doors opening to a conservatory, which has a solid roof, allowing all year-round use, and looks out onto the garden. The kitchen is well maintained and benefits from a separate utility room. By the utility room there is a WC, and an integral door to the garage. The three bedrooms are all of a generous size, there is no boxroom here. The shower room has plenty of style, and like the rest of the property it is in excellent condition, conveniently located by the bedrooms. The garden at the rear has a wide range of shrubs and plants, which provide a splash of colour throughout the year. There is a well maintained lawn, and three patio areas, providing a choice of where you wish to place your garden furniture. To view this lovely home, and its attractive area, please get in touch with the office to arrange a viewing.

ACCOMMODATION

Hallway

This spacious, Z-shaped hallway is accessed by an attractive composite door with decorative frosted glass panels. The hallway certainly has plenty of storage with a total of three spacious cupboards, which provides more than ample storage for towels and bedding. You will find the hallway benefits from a handy double socket, a radiator, and decorative coving. From the hallway you can access the lounge, dining room, the three bedrooms, and the shower room.

Lounge

This well presented room features a modern coal effect gas fire set on a marble style hearth, with matching insert and wood surround. On either side of the chimney breast the rear wall mounted lights can be used when desired. The room has decorative coving, and a radiator, is neatly placed below a uPVC double glazed window, which looks out to the front.

Dining room

The second reception room has lots of natural light which is due to the uPVC French doors, which open to the conservatory. The room has the same tasteful décor, which you will find throughout the property, benefits from decorative coving, and a radiator.

Conservatory

A fantastic addition to the property is this lovely conservatory which boasts a solid roof, with spotlights, allowing all year-round use. There is wood effect tile flooring, which creates quite a feature, and a radiator provides plenty of warmth in those cooler months. There are power points, and a half-glazed uPVC door, leads out to the garden at the rear.

Kitchen

This well-maintained kitchen incorporates a range of wall and base units, with complementary worktop, and tile splash backs. There is a built-in electric Neff oven, with a separate Neff hob, and Neff extractor canopy, above with built-in lighting. A stainless steel sink, with drainer board, and the mixer tap is positioned below a uPVC double glazed window, offering a pleasant outlook onto the garden at the rear. The kitchen has a designer, space saving column radiator. There is tile flooring, and a door that leads through to the utility room.



Utility room

The utility room has a useful base unit providing storage, set below a worktop, where you will find a stainless steel sink. The utility room also houses the British Gas Combi Boiler. There is a continuation of the type of tiling found in the kitchen, to both the floor and wall. Utility room has a radiator, and leads to the WC, and garage, whilst a uPVC stable door leads out to the garden.

WC

Toilet, and wall hung vanity with mixer tap. There is tile flooring, partially tiled walls, and a uPVC double glazed frosted window.

Garage

The garage boasts an electronic, remote-controlled roller door. There are numerous power points, lighting, water supply, and a loft providing additional storage space.

Bedroom one

A spacious, light and airy double bedroom which features decorative coving, a radiator, and a uPVC double glazed window, looking onto the garden at the rear.

Bedroom two

A second spacious double bedroom in excellent decorative order. There is decorative coving, a radiator, and a uPVC double glazed window looking out to the front.

Bedroom three

The third bedroom is certainly of a generous size, and could also be used as a home office, hobby room, or spacious dressing room if desired. The room has the same décor as the first two bedrooms with decorative coving, a radiator, and a uPVC double glazed window to the front.

Shower room

This stylish shower room is ideal for anyone who may have mobility issues. There is a large shower cubicle, with a glass screen, and both rainfall and handheld showerhead. The bathroom has a wall mounted wash basin, with mixer tap. There is a push button toilet, a chrome heated towel rail, and both the floor and walls are fully tiled, and extractor is in place. There is a uPVC double glazed frosted window, which allows in plenty of light whilst maintaining privacy.



Exterior

At the front of the property there is a well-maintained block paved driveway, and a well-maintained lawn. There is access around either side of the property to the garden at the rear. The rear garden is quite the delight and offers a generous amount of space with a wide variety of plants and shrubs, creating a splash of colour throughout the year. Located either side of the conservatory are two spacious patios providing a choice of seating areas, with an additional patio area to one corner of the garden. The garden has a well maintained lawn, and benefits from outside lighting. The garden feels relatively private and is a pleasant place in which to enjoy the sunshine, and the peace and quiet that this property offers.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND C

EPC D

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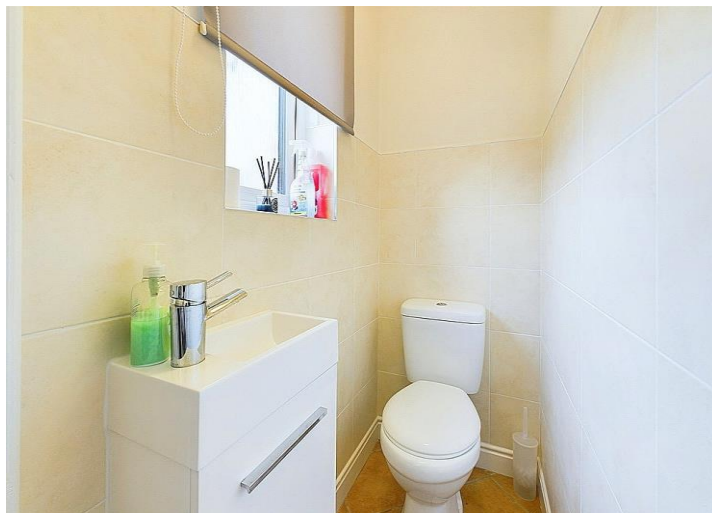


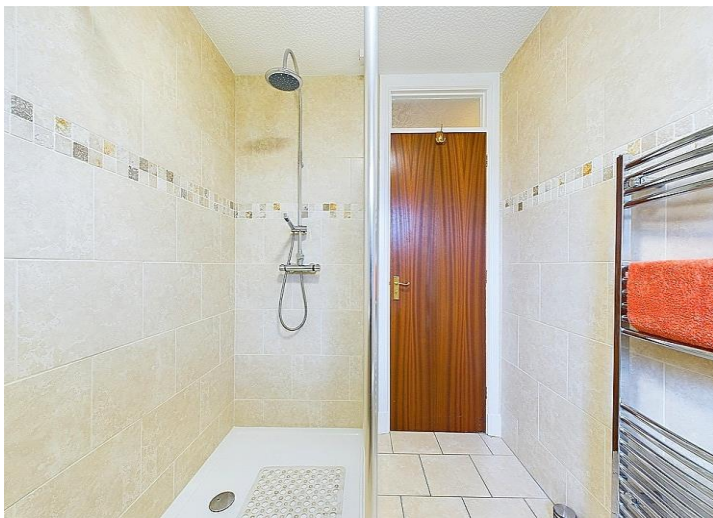
MORTGAGES

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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.









Approximate total area^m
1163.05 ft²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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