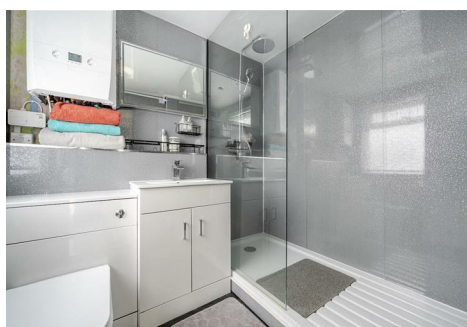




6 Lonsdale Terrace, Maryport, CA15 7EW

£120,000

Stylish Renovated Mid-Terrace with Generous Garden

Beautifully renovated throughout, this attractive mid-terrace home combines contemporary design with a warm and welcoming atmosphere. Flooded with natural light, the property offers well-presented accommodation that is ready to move straight into. The interior features two bright and spacious bedrooms, alongside thoughtfully designed living spaces finished in a clean, modern style. Every room has been carefully updated to create a comfortable and inviting home suited to modern living.

A particular highlight is the generously sized rear garden, providing excellent outdoor space for relaxing, entertaining, or enjoying time with family and friends. Further benefits include ample on-street parking and a convenient location with local amenities and transport links close at hand.

Offering style, comfort and practicality in equal measure, this superb home is sure to appeal to a wide range of buyers.

THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity, water and drainage.

ENTRANCE



Entrance is via UPVC part glazed door into:

LOUNGE

14'9" x 13'4" (4.52 x 4.07)



Front aspect double glazed window, electric fire within decorative surround, radiator, stairs to first floor, lounge opens straight through into:

INNER HALLWAY



Understairs storage space, French doors leading to garden, open archway leading into:

KITCHEN

12'0" x 8'0" (3.68 x 2.46)



Fitted with a range of cream wall and base units with complimentary work surfaces, inset sink and drainer unit, radiator, plumbing for washing machine, extractor fan fitted, front aspect double glazed window.

DOWNSTAIRS SHOWER ROOM



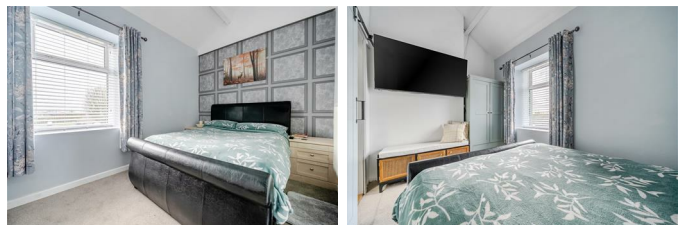
Three-piece suite comprising of walk-in shower, W.C and wash basin set within unit. Rear aspect frosted double glazed window, wall mounted combi boiler, UPVC wall panelling, wall mounted lighted mirror, tall grey radiator.

FIRST FLOOR LANDING

Rear aspect window alongside Velux window, decorative artificial exposed brick wall with medieval style wall mounted candle decorations, sliding door leading to:

BEDROOM ONE

13'7" x 7'7" (4.16 x 2.33)



Sliding door allowing access. Double in size, radiator, front aspect window.

BEDROOM TWO

9'2" x 8'4" (2.81 x 2.55)



Double in size, rear aspect window, radiator, two Velux windows, decorative wooden wall panelling.

EXTERNALLY



Hard standing leading to grassed lawn area, alongside decked seating area. Greenhouse and Polytunnel currently in the garden.

Parking is by way of on street to the front of the property.

DIRECTIONS

W3W///amazed.annual.gathers

From Cockermouth take the A596 towards Maryport. Enter the village of Dearham. Turn right and the property can be found on the right hand side, displaying a Grisdales for sale sign.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band A.

VIEWINGS

To view this property, please contact us on 01946 693931

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to

provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

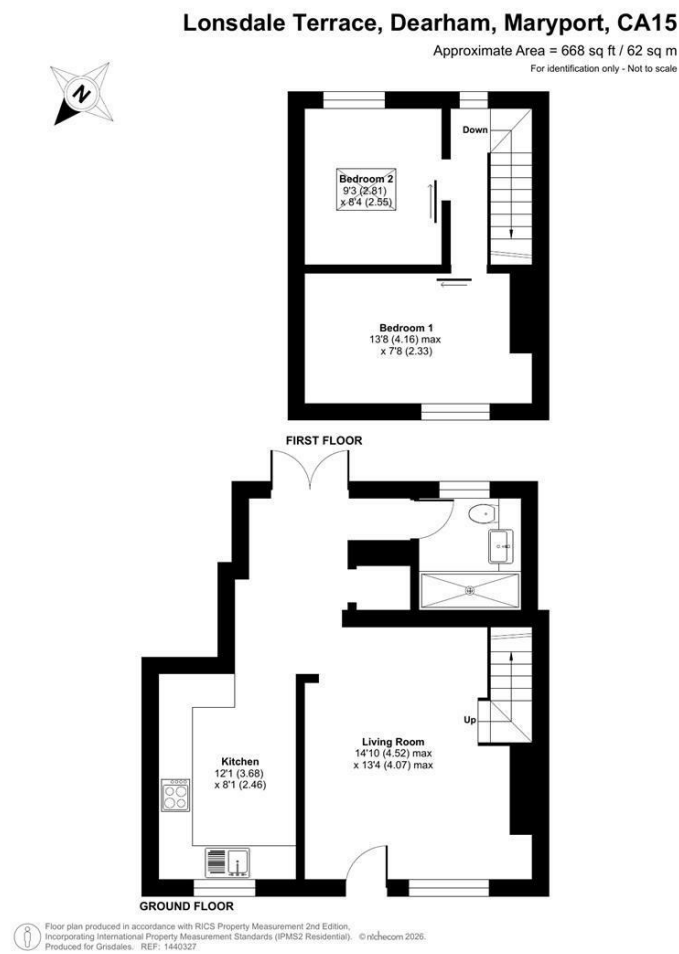
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

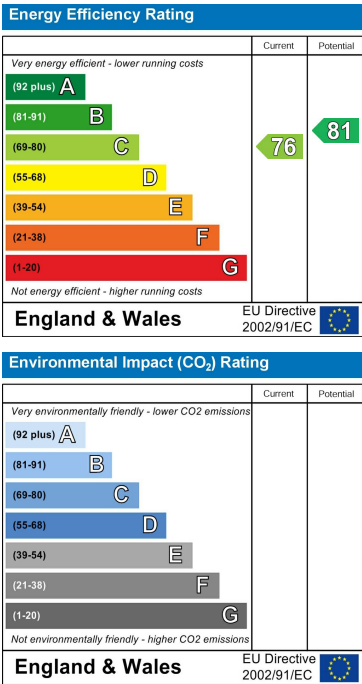
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.