



59 Garborough Close,, Maryport, CA15 6RY

£199,500

NO ONWARD CHAIN

Set on a generous corner plot within this sought-after residential area, and enjoying a wonderful open outlook to the rear, this attractive home is ready to move straight into while still offering excellent potential to personalise.

The accommodation includes a comfortable lounge, a well-appointed extended dining kitchen perfect for modern family living, three bedrooms to the first floor, and a stylish contemporary bathroom.

Outside, the south-facing garden provides a fantastic blank canvas for keen gardeners or simply a peaceful spot to relax on the decking and enjoy the sunshine and privacy.

Off-road parking and a garage complete the package, making this a home that truly ticks all the boxes.

WHAT YOU NEED TO KNOW

Gas central heating.

Double glazing.

HALLWAY

Composite door opens into hallway with laminate floor, stairs to first floor, door through to lounge.

LOUNGE

14'4" x 12'8" (4.37 x 3.86)



Window facing front elevation, laminate floor. Living Flame effect gas fire, television aerial point, telephone point, door through to kitchen

KITCHEN/DINER

22'8" x 10'11" (6.91 x 3.33)



Fitted with a good range of cream wall & base units with silver handles and wood effect worktops. Built-in electric oven with gas hob and chrome extractor hood over. Integrated fridge, integrated freezer, space & plumbing for washing machine and dishwasher. Door onto front driveway, laminate floor, patio doors onto decking from dining area.

STAIRS TO LANDING

Doors leading to:

BEDROOM ONE

11'10" x 9'4" (3.61 x 2.84)



Double room to the front.

BEDROOM TWO

8'11" x 11'1" (2.72 x 3.38)



Spacious double room to the rear.

BEDROOM THREE

7'10" x 6'8" (2.39 x 2.03)



Spacious single room to the front.

BATHROOM

6'2" x 5'7" (1.88 x 1.70)



White bathroom suite comprising WC, wash hand basin, P shaped bath, mixer shower over bath, curved shower screen, tiled in bath/shower area, laminate flooring.

DRIVE AND GARAGE



A drive leads to a single garage.

FRONT GARDEN

Easy to maintain front garden.

REAR GARDEN



Decking area accessed from the rear of the house which drops down to a large lawn.

OUTLOOK



Lovely outlook over countryside to the Lake District fells in the distance

DIRECTIONS



From Workington on the A596 continue through Maryport and Birkby. Enter Crosby, turn right onto Dearham Bridge Road. Turn left onto Garborough Close and follow the road round to almost the top where the property is on the right hand side.
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COUNCIL TAX

Allerdale Borough Council (01900 702530) advise that this property is in Tax Band B.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

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.

