



GRISDALES

PROPERTY SERVICES



1a Court A Ellenborough Place, Maryport, CA15 8EF

£60,000

This two-bedroom end-of-terrace property offers a strategically well-located refurbishment opportunity with clear potential. Now requiring full

modernisation, the property provides a straightforward value-add proposition in an area underpinned by strong rental demand.

The location is a key strength, positioned within easy reach of the train station and town centre, and just a short stroll from the harbour and a well-established restaurant scene.

Given the combination of location, transport connectivity, and ongoing rental demand, the property is well suited to investors or purchasers seeking to optimise returns through refurbishment and repositioning.

Helping you find your perfect new home...

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40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

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

ENTRANCE

Entrance is via UPVC park glazed door into:

LOUNGE

14'4" x 9'10" (4.37 x 3.02)



Front aspect double glazed window, radiator, electric fire set within surround, stairs leading to first floor. Open archway leading to:

KITCHEN

6'7" x 13'4" (2.03 x 4.08)



In need of renovation - Currently has cream wall and base units and worktops fitted. Integrated electric oven and hob with extractor fan above. Rear aspect double glazed window, radiator, wall mounted boiler, UPVC park glazed door leading to rear external.

STAIRS

Leading to first floor landing. Doors leading into:

BEDROOM ONE

10'11" x 10'9" (3.33 x 3.28)



Double in size, front aspect double glazed window, radiator.

BEDROOM TWO

14'0" x 11'11" (4.28 x 3.65)



Double in size, front aspect double glazed window, radiator.

BATHROOM

4'2" x 13'8" (1.28 x 4.17)



Three-piece suite comprising of bath with shower taps, WC and wash basin, radiator, two rear aspect double glazed windows.

EXTERNALLY



Courtyard to the rear.

Parking is by way of on street.

DIRECTIONS

W3W:///texted.relishing.totals

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 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.

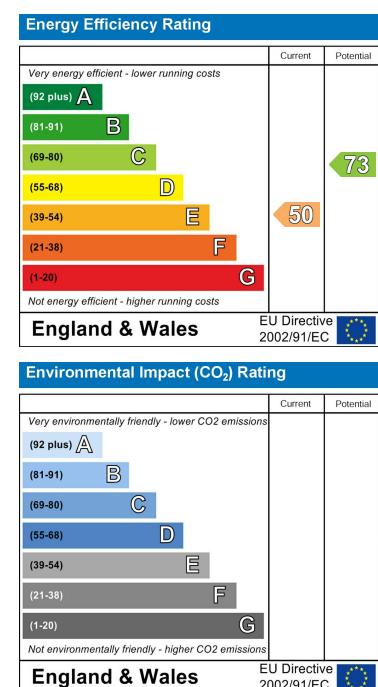
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.