



3 Iona Terrace, Maryport, CA15 6SZ

£89,950

WITH STUNNING SEA VIEWS TO THE FRONT AND FELL VIEWS TO THE REAR !! A FABULOUS DOER UPPER WHICH WILL REAP REWARDS, LET YOUR IMAGINATION AND INTERIOR DESIGN IDEAS RUN WILD, THIS IS A PERFECT BLANK CANVAS...GARDEN AND GARAGE...EDGE OF VILLAGE LOCATION AND EASY ACCESS TO BOTH COCKERMOUTH AND MARYPORT...

The property is in a little row of three in a gorgeous open location and those views just make !!

The ground floor has two excellent size rooms, with a living room with open fire and patio doors, making the most of the scenery, and a kitchen dining room with open fireplace, plus utility room and downstairs shower room, while the first floor enjoys two excellent double bedrooms, both with superb views. A fantastic bonus to this home is a great size garden with lawn and patio plus detached garage....

A whopping great buy for a couple, small family or single person, but this would also make a brilliant holiday rental or residential let.

THINGS YOU NEED TO KNOW

Electric heating

Double glazing.

LIVING ROOM

16'9" x 13'6" (5.11 x 4.14)



Accessed via front entrance door; patio doors to the front aspect with superb views, open fireplace, staircase to first floor.

KITCHEN/DINING ROOM

13'6" x 11'10" (4.14 x 3.61)



Comprising a range of melamine units with complementary worktops. plumbing for washing machine, open fire with faux brick surround, meter cupboard

UTILITY ROOM

6'11" x 6'3" (2.13 x 1.93)

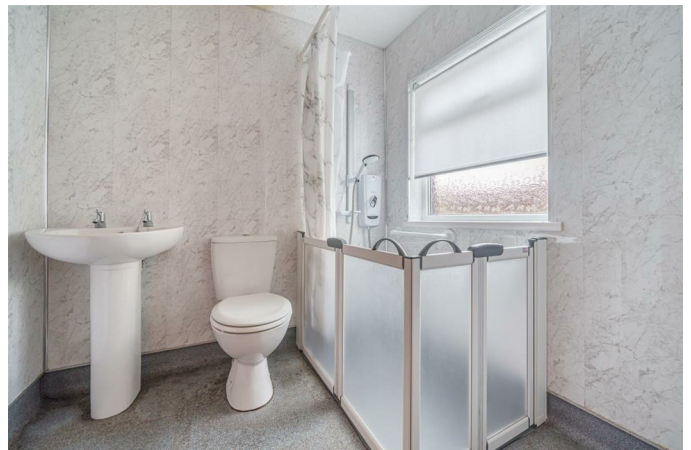


With storage heater and window to side aspect.

REAR HALL

With door to yard.

BATH/SHOWER ROOM



With walk-in shower with half glazed entry and frame, with electric Triton shower, pedestal wash hand basin and low level WC, marble effect walls

FIRST FLOOR LANDING

BEDROOM ONE

13'8" x 11'1" (4.17 x 3.40)



With window to front aspect, a good size double bedrooms with stunning views across the Solway Firth to Scotland

BEDROOM TWO

13'8" x 12'0" (4.17 x 3.66)



Window to rear aspect with beautiful views to the Lakeland fells

GARAGE



The garage is to the rear of the property

EXTERNAL



To the rear of the property is a garden with paved patio, lawn and gravelled area.

VIEWS



DIRECTIONS

The property is best approached by proceeding into Crosby village via Maryport. take the 1st right hand turning past the Stag Inn and the property can be found on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

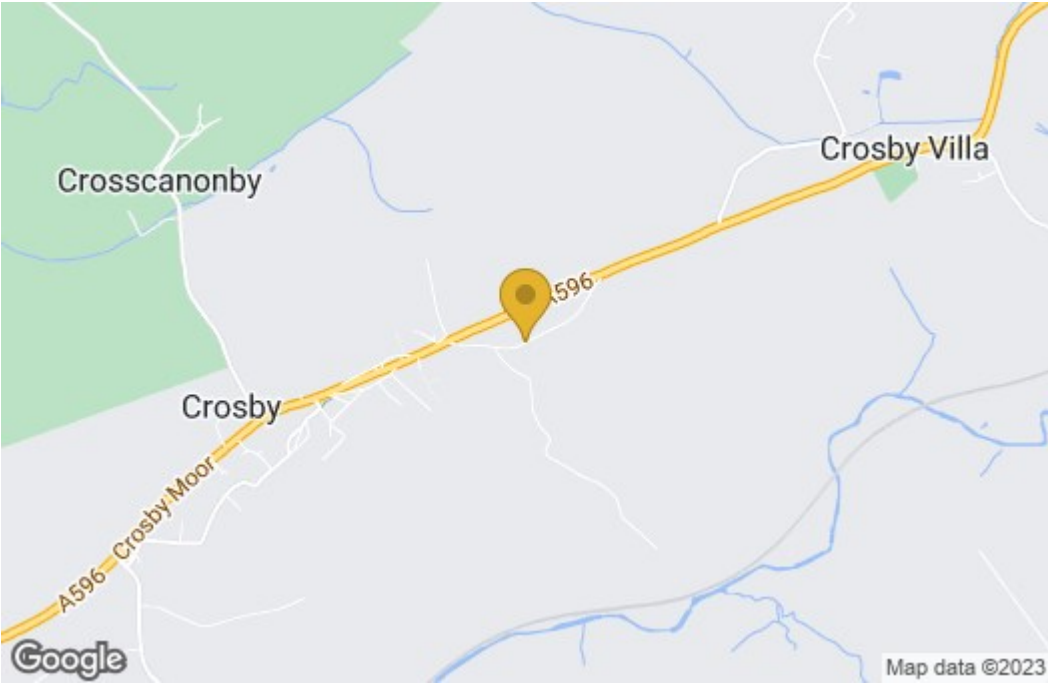
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

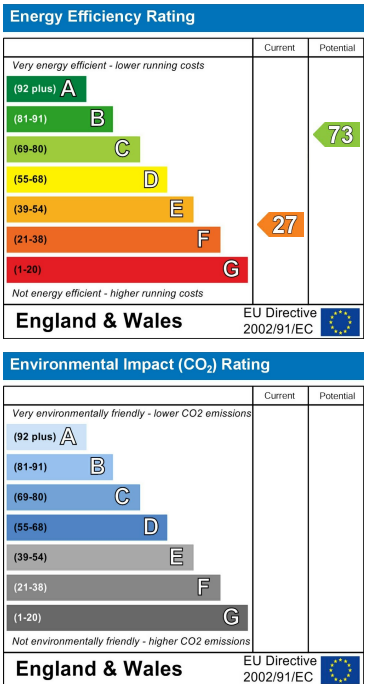
Floor Plan



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.