

## 1 Pecklewell Lane, Maryport, CA15 7PU

**Guide Price £119,995**

\*\*\*NO CHAIN AND READY TO MOVE INTO\*\*\*

This beautifully refurbished three-bedroom, two-bathroom, semi detached home offers modern living in a popular Maryport location. Every part of the property has been upgraded, making it the perfect choice for first-time buyers, growing families, or investors looking for a hassle-free, ready-to-move-in home.

The home benefits from a full, high-quality renovation, including new finishes, improved insulation, modernised heating, upgraded electrics, and refreshed bathrooms and kitchen.

The layout offers excellent space with plenty of natural light, making this an inviting home for all types of buyers.

The newly designed kitchen features ample storage and workspace, while the living room provides a warm, welcoming space for relaxing or entertaining. Upstairs features three well-proportioned bedrooms and a brand-new bathroom suite. A second bathroom on the ground floor adds convenience for families and guests.

This property is finished to an excellent standard and offers exceptional value. Homes in this condition do not stay on the market for long — early viewing is advised.

## ENTRANCE



Entrance is via UPVC front door, leading into

## HALLWAY

Stairs to first floor. Door leading to :

## BATHROOM



Wet room style walk-in shower, W.C and wash basin. UPVC wall panelling, front aspect, frosted double glazed window.

## KITCHEN

10'9 x 8'3 (3.28m x 2.51m)



Featuring a brand new range of grey gloss wall and base units with complementary work surfaces. Integrated electric oven and hob with extractor fan above. Integrated washing machine and fridge freezer. Dual aspect double glazed windows, radiator, inset sink and drainer unit.

## LOUNGE

16'3 x 11'9 (4.95m x 3.58m)



## FIRST FLOOR LANDING

## BEDROOM ONE

12'0 max x 7'6 (3.66m max x 2.29m)



Front aspect double glazed window, radiator, double in size.

## BEDROOM TWO

12'9 x 8'6 (3.89m x 2.59m)



Front aspect double glazed window, double in size, radiator.

## BEDROOM THREE

9'9 x 8'6 (2.97m x 2.59m)



Single in size, rear aspect double glazed window, radiator.

## UPSTAIRS W.C



2-piece suite comprising of WC and wash basin. Frosted double glazed window.

## FRONT EXTERNAL



Gated pathway leading to front door, alongside grass lawned areas. One off road parking space. Side path leading to:

## REAR EXTERNAL



Concrete area with fencing around.

## LOCATION

Situated on a quiet street in Maryport, the home is within easy reach of:

- Local shops & amenities
- Schools & nurseries
- Public transport
- Maryport town centre
- Coastline & parks

A great balance of convenience and residential comfort.

### KEY PROPERTY FEATURES

- Fully renovated throughout (2025)
- Spacious living room with modern décor
- Newly fitted kitchen with contemporary units & worktops
- Three generous bedrooms
- Two modern bathrooms
- Freshly decorated interiors with new flooring
- Upgraded heating & electrical system (certified)
- Large front garden + good-sized rear space
- Quiet residential location
- Semi detached = extra privacy and natural light
- No chain — move straight in

### DIRECTIONS

Entering Maryport on the A594 from the Dearham / Cockermouth side, take the left turn onto Ellen Villa, follow the road, taking the right turn onto Church Terrace, take the first left turning where the property can be found on the right hand side identified by a Grisdales for sale board.

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### 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 2

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.

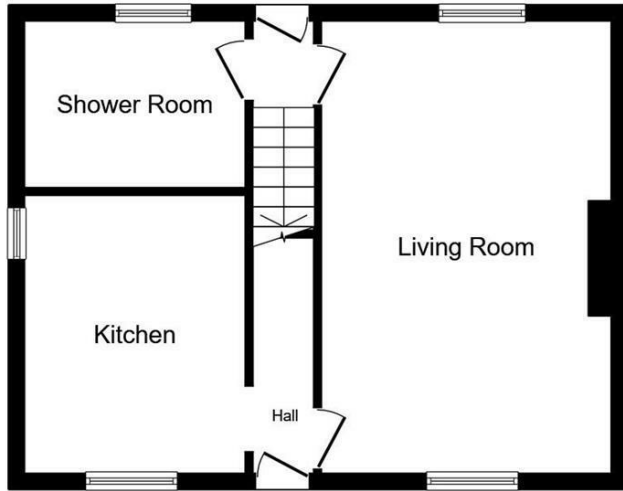
### SURVEYS AND VALUATIONS

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.

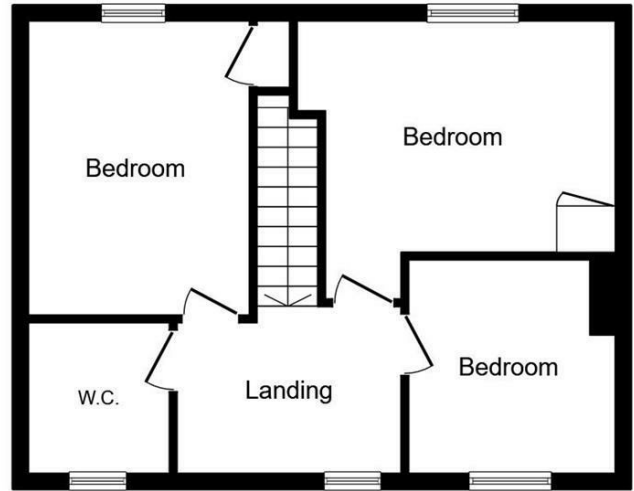
### MORTGAGE ADVICE

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. 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



Ground Floor



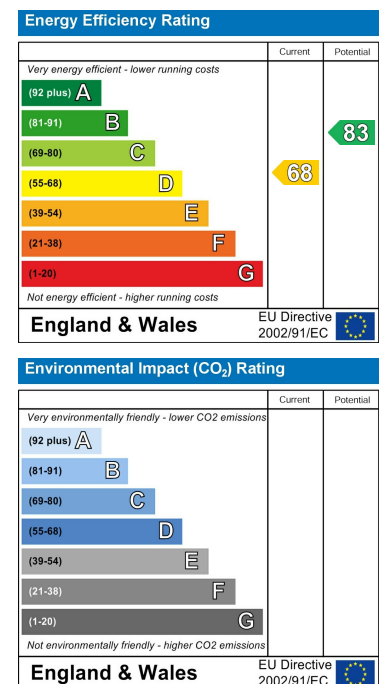
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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.