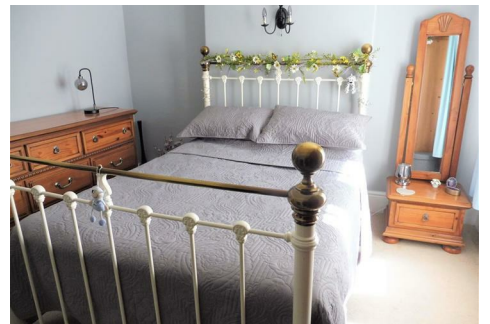




GRISDALES

PROPERTY SERVICES



7 Boyd Street, Maryport, CA15 7NN

£77,500

COME AND SEE THIS CUTE AND COSY COTTAGE IN THIS PARTICULARLY POPULAR PART OF TOWN....BEAUTIFULLY PRESENTED AND A FABULOUS KITCHEN...WALK STRAIGHT IN....ITS READY FOR YOU.....
IDEAL STARTER HOME, HOLIDAY HOME, INVESTMENT...CLOSE ENOUGH TO WALK TO TOWN AND THE HARBOUR...

Boyd Street is a little street tucked away in Netherton...ideal for road links for Cockermouth and Workington and close to Maryport Railway Station.... No 7 has been well loved and well maintained by the present owner who has loved her time here...With a welcoming living room with feature fireplace, a gorgeous high gloss kitchen, three piece white bathroom and two generous double bedrooms There is a yard to the rear. MAKE AN APPOINTMENT TO VIEW NOW....

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

LOUNGE

14'8" x 11'8" (4.47 x 3.56)



Window to front aspect, accessed via UPVC front entrance door with decorative panel, feature fireplace with wooden mantel & cast iron surround with coal effect gas fire, tiled hearth with wrought iron trim, large decorative ceiling rose, coving to ceiling with decorative finishes, laminated flooring, door to kitchen

KITCHEN

10'8" x 8'5" (3.25 x 2.57)



This top of the range kitchen comprises stone colour high gloss base & wall units, chrome handles, a fabulous beech effect worktop, beech trim splash-back, retro-style wall unit with glass fronted door, integrated electric oven, separate 4 ring gas hob, stainless steel extractor chimney, integrated fridge with wine rack, integrated freezer, stainless steel sink & drainer, plumbing for washing machine, breakfast bar, under stairs cupboard with power, laminated flooring, radiator

REAR HALL

Staircase to first floor, UPVC half glazed door to yard, laminated flooring

BATHROOM

10'0" x 5'11" (3.05 x 1.80)



Window to side aspect, a lovely big bathroom comprising corner bath with shower over, low level WC, pedestal wash hand basin, Karndean tiled flooring, coving to ceiling

STAIRS TO FIRST FLOOR

Huge airing cupboard with tank and shelving

BEDROOM ONE

11'8" x 11'1" (3.56 x 3.38)



Window to front aspect, original fireplace, fabulous ceiling rose, coving to ceiling

BEDROOM TWO

10'6" x 8'6" (3.20 x 2.59)



Window to rear aspect, fitted cupboard, radiator

EXTERNAL

There is a yard to the rear with wooden gate giving access.

COUNCIL TAX

We have been advised by Allerdale Borough Council that this property is placed in Tax Band A.

DIRECTIONS

The property is best approached by driving towards Maryport and upon reaching Maryport, take a left hand turn into Ashby Street. From Ashby Street turn into Boyd Street.

VIEWING ARRANGEMENTS

To view this property, please contact the Workington office.

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 & 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 & 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.

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

COVID-19 VIEWING GUIDELINES

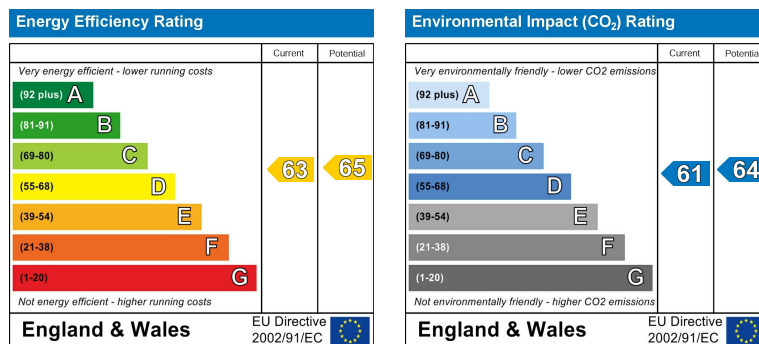
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any

appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.