



# GRISDALES

PROPERTY SERVICES



## 22 Craika Road, Maryport, CA15 7EH

**£225,000**

WE ABSOLUTELY ADORE THIS GORGEOUS THREE BEDROOMED SEMI-DETACHED HOUSE WITH GARDEN AND DOUBLE GARAGE!!! AND WHAT AN OUTLOOK TOO! Perfectly positioned on the edge of Dearham yet a stone's throw away from the main road to Maryport/Cockermouth this is just the home you're looking for. Having been beautifully maintained in recent times it will give you everything you need - perfect for a couple, small family or someone downsizing.

The property boasts a great family room (with a recently installed modern and stylish practical kitchen), a lounge with feature gas stove, three generously sized bedrooms and a bathroom. We also love the garden! It offers a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The double detached garage provides excellent storage options and parking for up to two vehicles, making it a practical choice for families.

The outlook from the rear is truly impressive, providing a peaceful view that enhances the overall appeal of the home.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing

## ENTRANCE HALL

Access into the entrance lobby with stairs to the first floor and door into the lounge

## LOUNGE

19'8" x 11'8" (6.01 x 3.58)



A lovely room with windows to the front and rear, gas stove within fireplace with brick surround, natural wood mantelpiece and tiled hearth. Coving, television point. Doors to the hall and kitchen.

## KITCHEN

16'4" x 9'2" (5.00 x 2.80)



The kitchen has been recently installed and includes a modern and stylish range of white handleless cabinets with natural woodwork top over and white tiled splashback. The kitchen includes double electric oven, with gas hob over and extractor fan, integrated fridge/freezer, microwave and a concealed washing machine. Belfast sink with mixer tap, oak effect flooring, spot lights and large window to the rear. Upvc door to the rear. The kitchen opens up to the dining room.

## DINING ROOM

12'5" x 10'2" (3.80 x 3.11)



With an aspect to the front

## FIRST FLOOR LANDING

Giving access to three bedrooms and bathroom

## BEDROOM 1

13'3" x 11'8" (4.06 x 3.58)



Double room to the front.

## BEDROOM 2

12'5" x 10'0" (3.80 x 3.06)



Double room to the front

### BEDROOM 3

8'7" x 6'0" (2.62 x 1.85)



Single room to the rear (currently used as a study)

### BATHROOM

11'8" x 6'0" (3.58 x 1.85)



Fitted with bath and shower over with clear screen, pedestal wash basin and w.c.. Red ceramic tiling, frosted window to the rear.

### GARDEN



Immediately to the side of the property is a patio area which leads to a very pretty garden which is generally laid to lawn with shrub and floral borders as well as vegetable growing areas. A path leads down to the garage.

### PARKING AND GARAGE



There is a driveway which leads to a larger than average double detached garage

### OUTLOOK



There is a super outlook from the rear of the property in a westerly direction.

### DIRECTIONS

Proceed from Cockermouth towards Maryport. Upon reaching the junction in the middle of the village of Dearham, please take a left hand turning and our 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.

### 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.

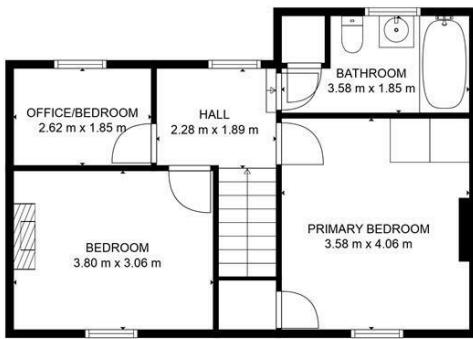
### **MORTGAGE ADVICE**

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.

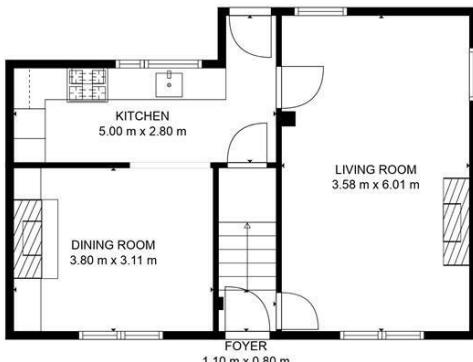
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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



FLOOR 2



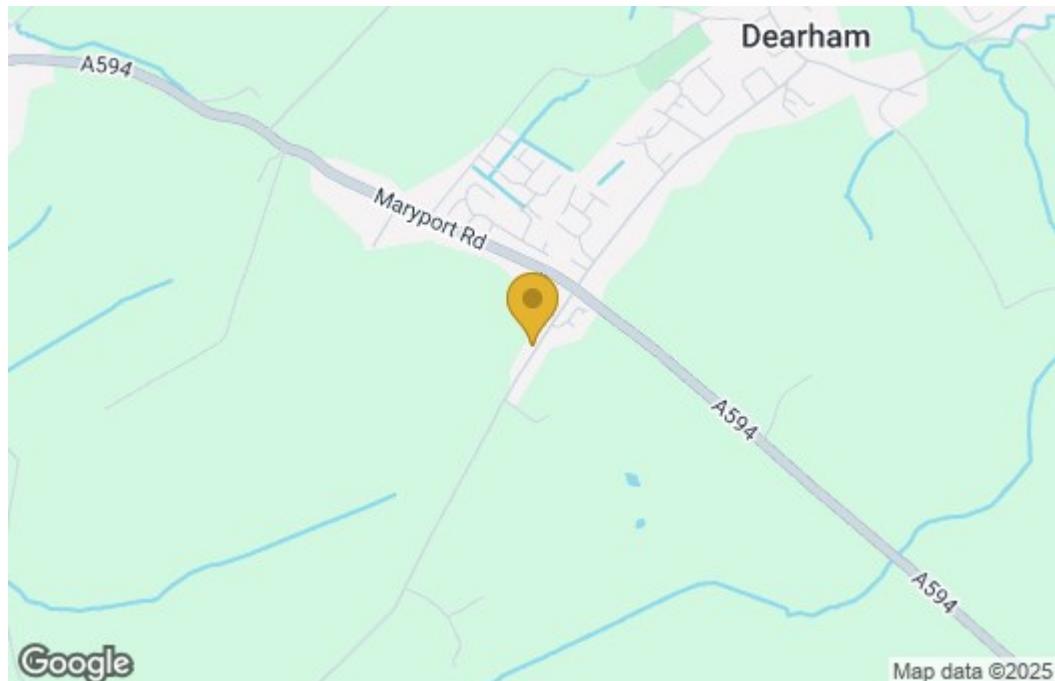
FLOOR 1

**TOTAL: 95 m<sup>2</sup>**

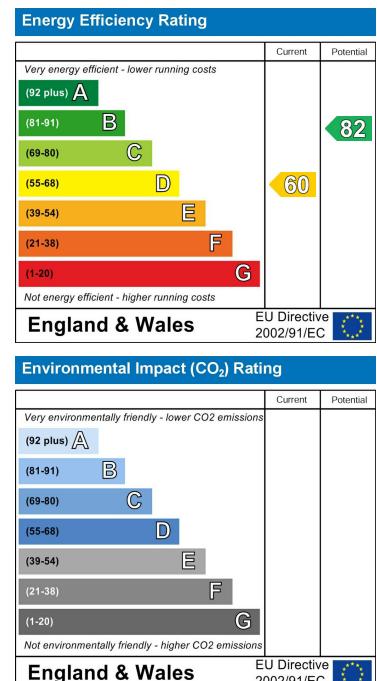
FLOOR 1: 48 m<sup>2</sup>, FLOOR 2: 47 m<sup>2</sup>

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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