GRISDALES
PROPERTY SERVICES

Greenside Crosby, Maryport, CA15 6SH

£205,000

THIS SUPERB AND EXTREMELY DECEPTIVE HOUSE JUST KEEPS ON GIVING!

You'll be absolutely stunned and bowled over by what this gorgeous three bedroomed detached home has to offer - from beautifully proportioned rooms to spacious and comfortable accommodation this really is one not to be missed. Having been lovingly maintained, fitted and dressed in recent times it offers first class accommodation well worthy of a viewing to appreciate the size and quality.

Downstairs there's a large lounge/diner with private sun room and all complimented by a large dining kitchen and upstairs there are three double bedrooms, a cloakroom, but the star of the show has to be the stunning four piece bathroom!

Added to all this is bags of practical storage space, a courtyard garden, SEA VIEWS and off road parking, not to mention its convenient location to good primary and secondary schools, Maryport town centre and the beach for those lovely coastal walks.

COME AND HAVE A LOOK.....!

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

THINGS YOU NEED TO KNOW
Gas central heating
Double glazing

ENTRANCE
The property is accessed through a red composite door with coloured frosted glazing and chrome ironmongery leading into:

INNER LOBBY
Wood effect flooring and stairs leading to the first floor.

LOUNGE / DINING ROOM

A lovely open plan family room incorporating relaxing/dining and naturally split into two areas.

LOUNGE
14'3" x 11'1" (4.35 x 3.39)

Wood effect laminate flooring and coving. A large window overlooking the front, deep windowsill with white tongue and grove surface. Television point. Opening into.

DINING ROOM
15'0" x 14'4" (4.58 x 4.37)

Continuation of lounge flooring and double patio doors lead into a sunroom. Electric fire in gold frame with a cream mantelpiece and matching hearth. Wall lighting, coving and understairs cupboard with coat hooks. Door leading into:

SUNROOM
12'4" x 7'3" (3.78 x 2.22)

A lovely private area with a glass roof and frosted window to the rear. Wood effect flooring and door leading into storage areas.

KITCHEN
19'9" x 11'1" (6.04 x 3.38)

Fitted with a comprehensive range of base and wall units in

cream with metal knobs and handles and a black laminate worktop with white ceramic tile splash back. Includes 1.5 bowl ceramic sink unit with chrome mixer tap. plumbing for washing machine and space for a double sized gas oven with black extractor fan over, integrated dishwasher and ample space for a fridge freezer. Cream ceramic tiled floor and cream ceiling with white edged spotlights. Ample space for dining table and space for additional appliances or furniture. Door leading into a rear porch and two windows to the side. Concealed gas boiler.

REAR PORCH
Quarry tiled floor, tongue and groove panelling to windowsill height and window with UPVC door to the rear.

UTILITY AREA
7'4" x 5'2" (2.26 x 1.60)
With ample space for storage and domestic appliances etc. Cream tiled floor and door leading into:

GARDEN STORE
9'4" x 7'4" (2.87 x 2.26)
Accessed from the utility area and with UPVC door to the rear. Concrete floor and plywood to walls, high level ceiling with strip light.

FIRST FLOOR LANDING
Access into the loft with doors leading into 3 bedrooms, bathroom and cloak room.

BEDROOM 1
13'11" x 11'9" (4.26 x 3.60)

A lovely spacious double bedroom with a view over the front. Coving, wall mounted shelving and cupboard.

BEDROOM 2
15'7" x 10'1" (4.77 x 3.08)

Double Room to the rear with coving.

BEDROOM 3
11'0" x 9'6" (3.36 x 2.91)

Double room to the side.

FAMILY BATHROOM
10'10"x 9'10" (3.31x 3.02)

A fabulous four-piece bathroom including wash basin and chrome mixer tap set within vanity unit with drawers, low level WC, freestanding claw foot bath with chrome, mixer tap and shower hose, shower enclosure with sliding door in chrome frame and wall mounted chrome shower and attachments including handheld hose and rainfall shower. Fitted around sanitary fittings with beige ceramic tiles. Frosted window to the rear, coving, spotlighting, wood effect laminate flooring. Victorian style towel heater / radiator.

CLOAKROOM
4'5" x 3'1" (1.35 x 0.94)

Useful addition to the house including: low level WC and wash basin which is set into vanity unit with mixer tap above. Attractive blue painted tongue and groove panelling, wood effect vinyl flooring and spotlights.

FRONT

There is a tarmac drive which fits two cars side by side. It may be possible to fit 4 small cars on it.

COURTYARD GARDEN

To the side there is a triangular paved courtyard garden. There is a right of way over the tarmac drive to the side and this gives access through double gates to the courtyard garden.

DIRECTIONS
From Maryport take the A596 through Birkby and into Crosby. Proceed along the main road into Crosby and after the sign on the left to Westlands Farm Court take a small tarmac track which runs parallel to the main road and the property can be found on the left hand side.

OUTLOOK

From the rear there is a fabulous outlook over gardens towards the Solway firth and the Scottish fells in the distance and from the front there's an aspect over the green to the houses beyond.

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

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.

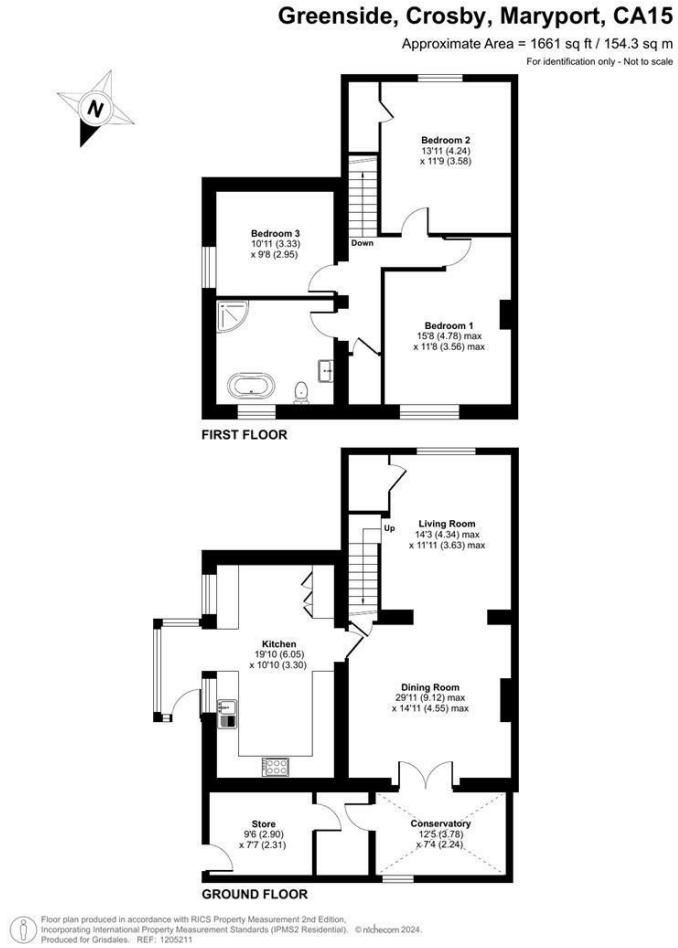
MORTGAGE ADVICE

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.

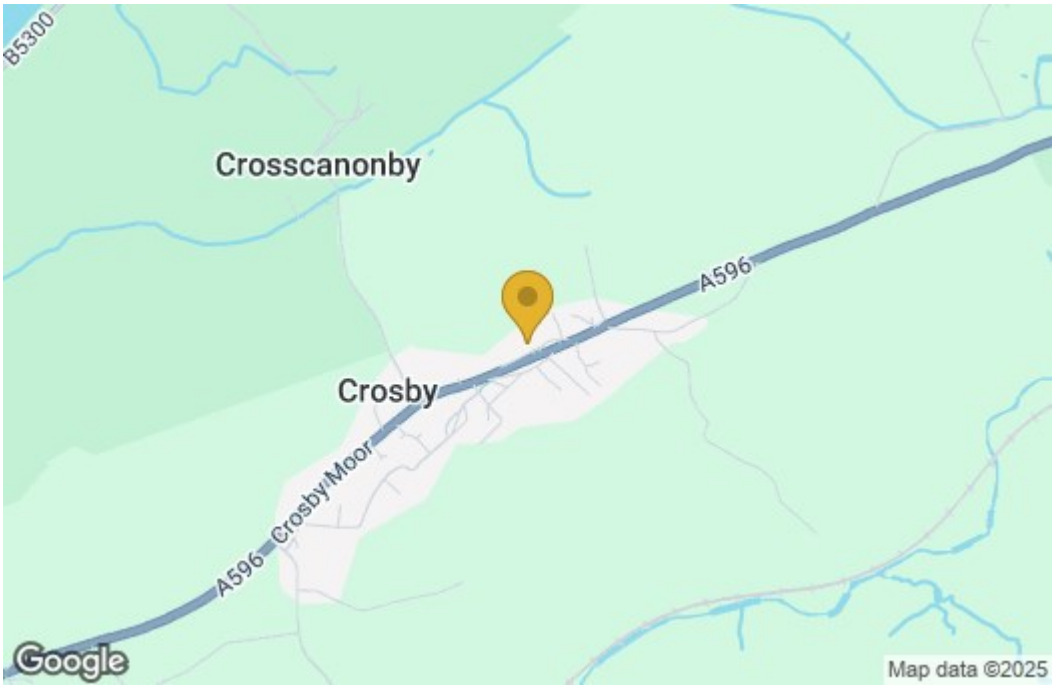
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

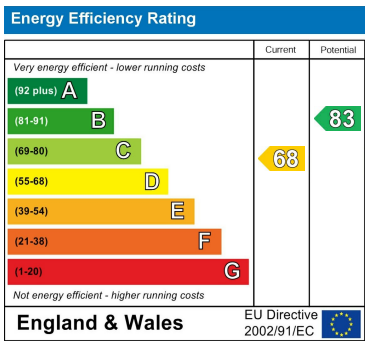
Floor Plan

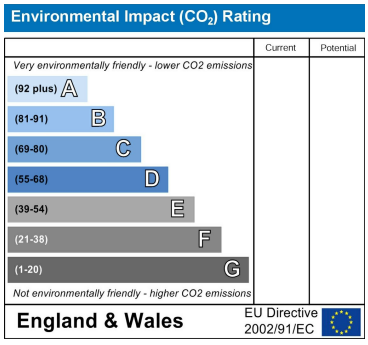


Area Map



Energy Efficiency Graph





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