



# GRISDALES

PROPERTY SERVICES



## 39 Maryport Road,, Maryport, CA15 7EG

**£114,950**

\*\*\* NO ONWARD CHAIN\*\*\*

FABULOUS VILLAGE HOME WITH OPEN VIEWS – READY TO MOVE INTO!

Situated in the heart of Dearham, this charming home is perfectly placed for village life. Just a short stroll from the popular Pie Shop, directly opposite a local convenience store, and within easy reach of schools and nearby towns, it's ideal for first-time buyers or those seeking a low-maintenance lifestyle.

The property has been recently redecorated throughout and features a modern, practical kitchen and a brand-new bathroom. On the first floor, you'll find two comfortable bedrooms, while a spacious second-floor room offers flexible living space – perfect as a home office, hobby room, or occasional bedroom.

To the rear, enjoy open countryside views, giving a real sense of space, peace, and privacy.

This home is a fantastic opportunity for anyone looking for a ready-to-move-in property in a convenient village location – don't miss out!

Helping you find your perfect new home...

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

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

## THINGS YOU NEED TO KNOW

Double glazing  
Gas central heating

## SITTING ROOM

11'7" x 10'5" (3.55 x 3.18)



Coving, fireplace alcove with built-in cupboard to the side, television point and window to the front.

## INNER LOBBY

Stairs to the first floor.

## KITCHEN

11'7" x 10'7" (3.54 x 3.24)



Fitted with a range of base and wall units in cream gloss with wood effect worktop over and green glass splash back and includes double integrated electric oven with four ring hob over and stainless steel extractor fan, black composite sink unit and stainless steel sink and integrated fridge. Space for a dining table. Wood effect vinyl floor covering, door to the rear and useful under stairs cupboard.

## UTILITY

9'8" x 7'4" (2.96 x 2.24)



Continuation of flooring fitted with base cupboard and wall-mounted cupboards, black laminate worktop over and composite sink with stainless steel tap, white glass splashback. Plumbing for washing machine and space for further appliances. Large window to the rear and door into rear lobby.

## REAR LOBBY

UPVC door to the rear and door to bathroom.

## BATHROOM



Newly fitted with a white suite comprising fitted with bath and mixer tap, wall mounted chrome shower and attachments over and clear screening chrome frame. Charcoal grey ladder style radiator, wash basin with chrome mixer tap and low level WC. Part fitted in waterproof panelling, frosted window to the rear and the side, extractor fan and ceiling light.

## FIRST FLOOR LANDING

With coving, stairs to the attic and understairs cupboard.

## BEDROOM ONE

11'8" x 10'8" (3.57 x 3.26)



Double room to the rear with built-in cupboard and lovely aspect over the field at the back.

## BEDROOM TWO

11'8" x 6'9" (3.57 x 2.06)



Spacious single room to the front.

## ATTIC ROOM



Accessed via a staircase with natural wood banisters etc. and leads to a spacious room with under eaves storage, beams and Velux roof light.

## REAR GARDEN



Accessed from the rear with steps up onto a garden with shed and decking. There's a right of way across the alleyway. Outside tap.

## DIRECTIONS



W3W:///users.chose.converged

The property is located opposite the BP Garage on Maryport Road

## 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 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.

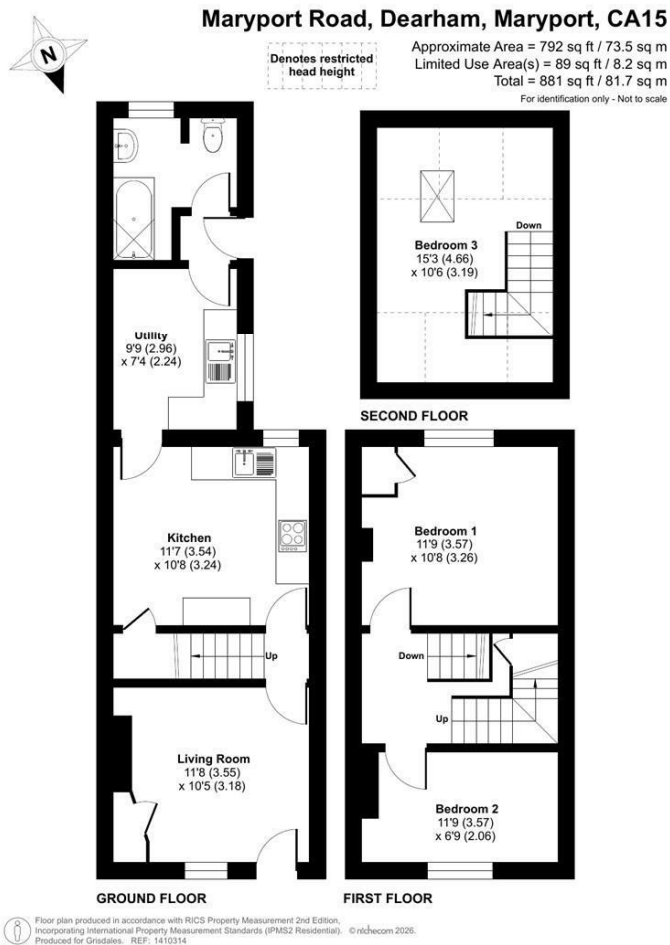
### **MORTGAGE ADVICE**

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.

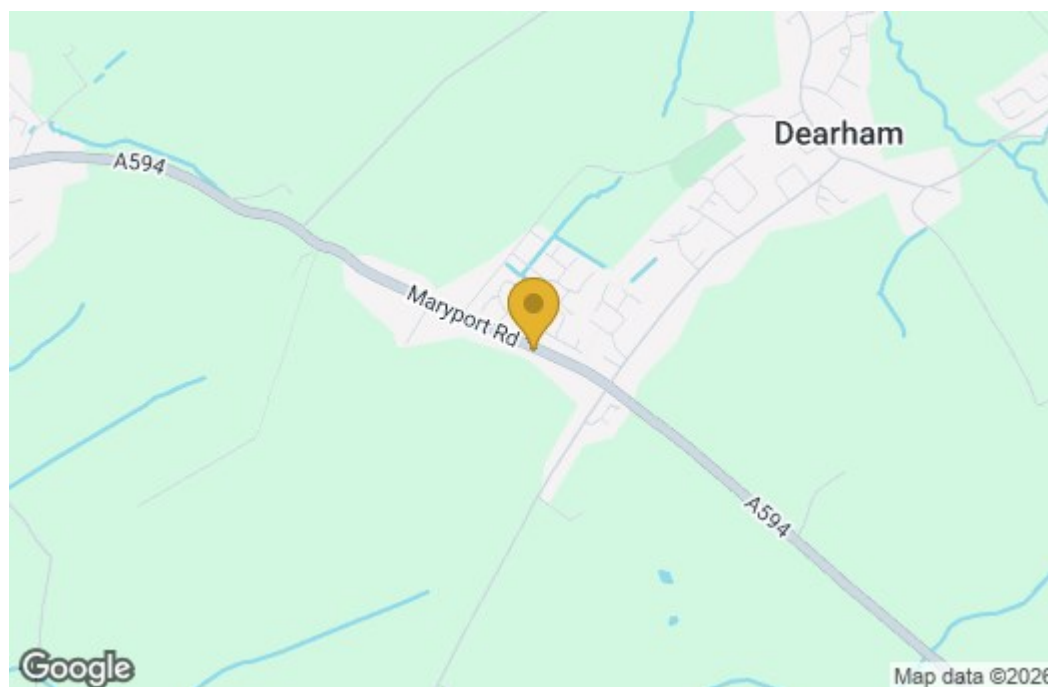
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

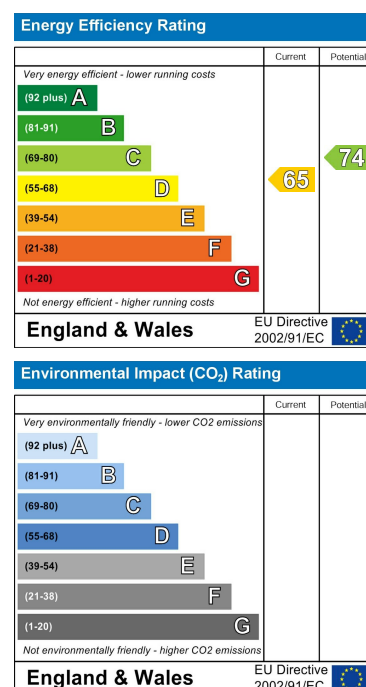
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.