



1A Westfield Terrace Main Road, Flimby, Maryport, CA15 8QW

£120,000

A substantial three-storey property offering an exciting renovation opportunity in a highly convenient coastal location, situated directly opposite the train station and benefiting from attractive sea views to the front. Requiring refurbishment and modernisation throughout, the property presents superb potential for investors, developers, or purchasers seeking a project with scope to create a spacious and characterful family home tailored to individual tastes and requirements.

The generous accommodation is arranged across three floors, providing flexible living space with excellent possibilities for reconfiguration or improvement. The property already benefits from a conservatory, garage, and a low-maintenance rear garden.

With its prominent position, excellent transport links, and desirable sea-facing aspect, this property combines location and potential in equal measure. The proximity to local amenities, transport connections, and the coastline further enhances its appeal. Although requiring a full programme of renovation works, the size, layout, and setting of the property offer an outstanding opportunity.

THINGS YOU NEED TO KNOW

The property is in need of renovation.

Mains gas, electricity, water and drainage are connected.

The property is long leasehold with an annual ground rent of £2.46 payable, no service charge.

ENTRANCE

Entrance is via UPVC front door into:

HALLWAY

Storage cupboard. Doors leading to:

LOUNGE

15'0" into bay x 16'7" max (4.59 into bay x 5.06 max)



Front aspect window. Radiator. Gas fire. Wooden flooring.

DINING ROOM

16'11" x 16'6" (inc kitchen area) (5.16m x 5.03m (inc kitchen area))



Laminate flooring, fire surround, door leading to conservatory, open plan leading into:

KITCHEN

16'11" x 16'6" (inc dining area area) (5.16m x 5.03m (inc dining area area))



Range of cream wall and base units with complimentary work surfaces. Plumbing for washing machine. Rear aspect double glazed window.

SUN ROOM

9'8" x 8'3" (2.96 x 2.54)



Tiled flooring, Upvc door leading to garden.

STAIRS TO FIRST FLOOR

Door leading to:

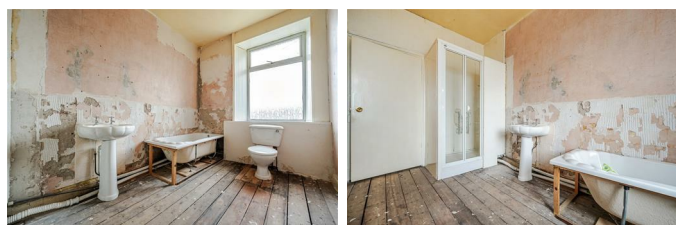
BEDROOM ONE

16'9" max x 14'5" into bay (5.12 max x 4.41 into bay)



Double in size. Front aspect double glazed window. Radiator, (gas fire not working).

BATHROOM



Four-piece suite comprising of walk-in shower. Bath, W.C and wash basin. Rear aspect window.

BEDROOM FOUR

16'5" x 9'1" (5.02 x 2.79)



Double in size. Rear aspect window. Radiator. Decorative fireplace. Storage cupboard. Wall mounted Worcester boiler (not working)

STAIRS TO SECOND FLOOR LANDING

Door leading to:

BEDROOM THREE

17'1" x 13'1" (5.22 x 3.99)



Double in size. Front aspect window.

BEDROOM TWO

20'1" x 12'3" (6.14 x 3.75)



Double in size. Velux window.

OFFICE

Versatile room to use as a study or storage space.

FRONT EXTERNAL



Pathway leading to the front of the property alongside small grassed area.

REAR EXTERNAL



A mix of paving slabs and shillies providing a low maintenance area. Brick built outdoor storage shed alongside Outdoor W.C.

GARAGE

19'10" x 19'10" (6.05 x 6.05)



Detached. Single in Size.

DIRECTIONS

W3W///boldest.album.germinate

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 GRIDDALES

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 Griddales, 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.

MORTGAGE ADVICE

Griddales 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.

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.

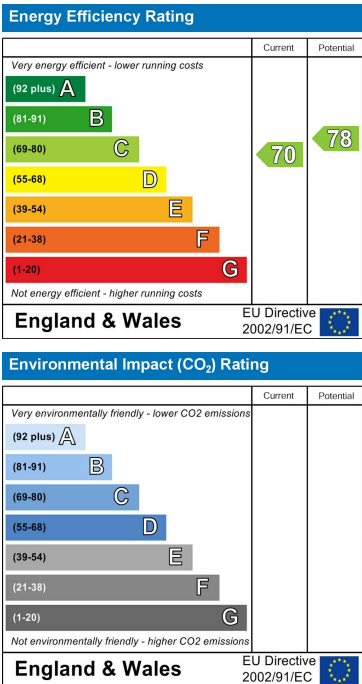
Floor Plan



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.