GRISDALES
PROPERTY SERVICES

2 Kirkby Mews Kirkby Street, Maryport, CA15 6EX

£75,000

This intelligently configured home adopts a striking "upside down" design, carefully arranged to maximise light, volume, and everyday functionality.

The principal living space is positioned on the upper level, where a generous lounge flows seamlessly into a well-proportioned kitchen diner, creating an open and sociable environment. A combination of large windows and Velux skylights draws in an abundance of natural light, enhancing the sense of height and openness while giving the space a bright, contemporary feel.

Below, two substantial double bedrooms provide space and well-balanced accommodation, offering both comfort and privacy away from the main living areas. The separation of spaces has been thoughtfully considered, resulting in a layout that works intuitively for modern living.

Tucked away within a quiet courtyard setting, the property benefits from a sense of seclusion while retaining close proximity to local conveniences. A distinctive home where design and practicality are seamlessly aligned. Call us today on 01900 829977 to book a viewing.

THINGS YOU NEED TO KNOW
The property benefits from mains gas, electricity, water and drainage.
The property heating and water is supplied via back boiler and water tank.

ENTRANCE
Via large wooden front door into:

HALLWAY
Radiator, stairs to first floor, understairs storage cupboard, doors leading to:

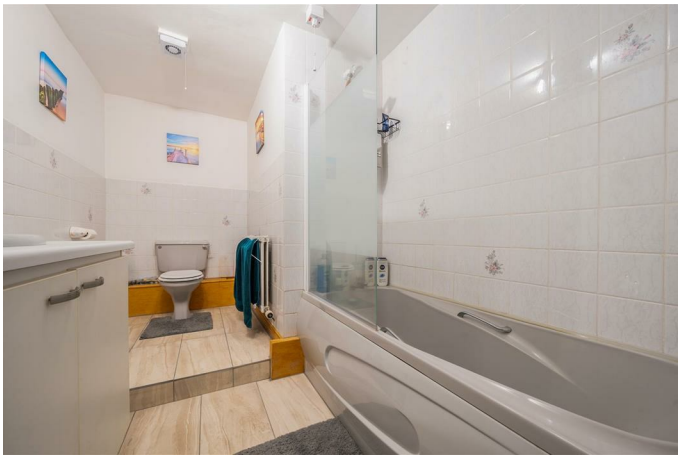
BEDROOM ONE
17'1" x 10'5" (5.23 x 3.20)

Large double in size, front aspect double glazed window. Radiator.

BEDROOM TWO
14'0" x 9'10" (4.27 x 3.0)

Double in size, radiator, front aspect double glazed window, two built-in storage cupboards, one housing water tank.

BATHROOM
13'1" x 6'10" (4.01 x 2.10)



Three-piece suite comprising of bath with overhead shower, WC and wash basin, radiator, decorative grey wall tiling.

FIRST FLOOR LANDING
Velux window, door leading to:

LIVING ROOM
17'3" x 14'0" (5.26 x 4.27)

Large reception room with two front aspect double glazed windows and additional Velux window. Gas fire fitted with back boiler.

KITCHEN/DINER
17'1" x 10'7" (5.23 x 3.23)

Fitted with a range of white wooden wall and base units with complimentary work surfaces, extractor fan fitted, sink and drainer unit, plumbing for washing machine, front aspect double glazed window alongside Velux window, decorative white wall tiling, plenty of space for dining table and chairs, door leading to:

UTILITY SPACE
Large cupboard with front aspect double glazed window, plenty of storage space, loft hatch (water tank stored up here)

EXTERNAL

The property is situated in an enclosed courtyard. The access lane leading to the property is owned by a neighbour. Pedestrian access is available along the lane to the front of the property.

DIRECTIONS

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At the traffic lights intersection of the A594 & A596, take the turning past the church and up onto Wood Street. Take the first right onto Church Street and the first left onto Kirkby Street, the property is located on the left hand side, down the lane next to number 37 Kirkby Street.

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.

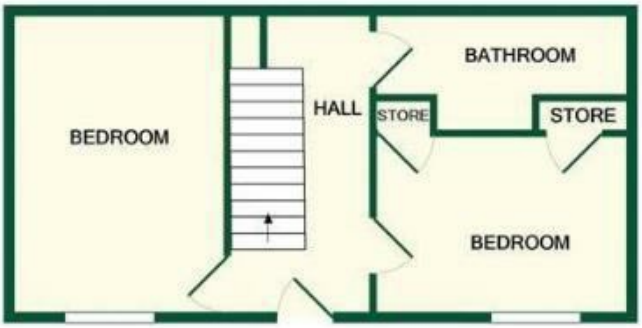
MORTGAGE ADVICE

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.

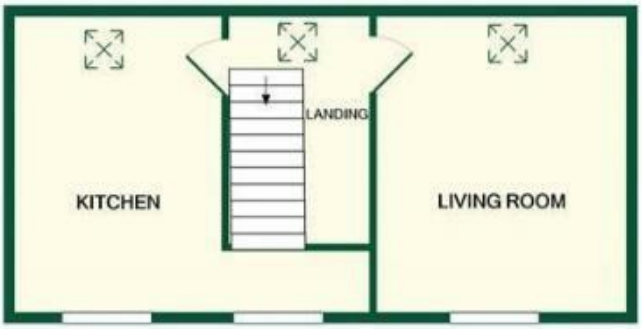
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

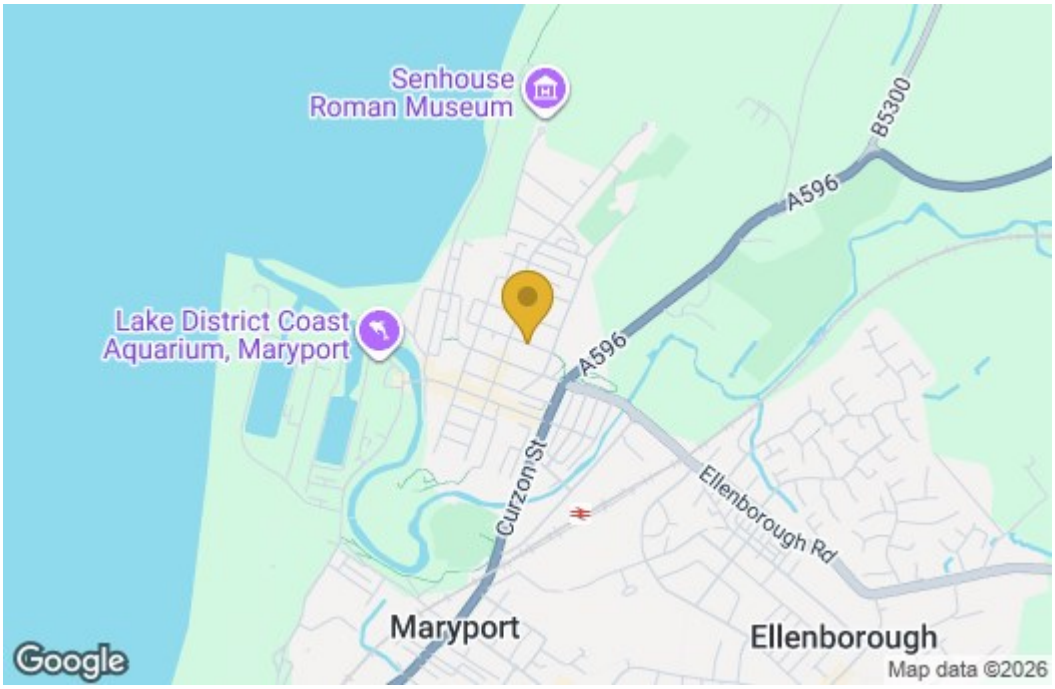


GROUND FLOOR

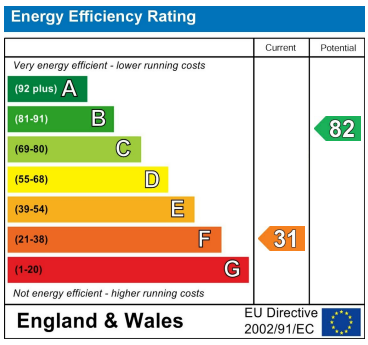


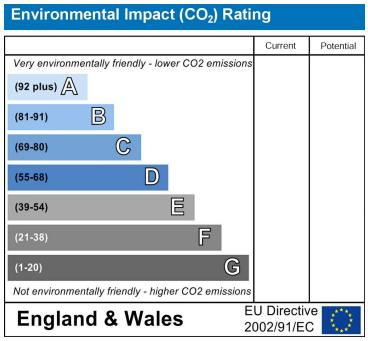
1ST FLOOR

Area Map



Energy Efficiency Graph





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