

**96 Main Street, Maryport, CA15 7JG**

**£160,000**

Appearances are very deceptive! We know that with a little love, some imagination and lots of hard work this will be a fabulous home! Sitting pretty in beautiful and manicured gardens near the centre of Dearham, a stone's throw from the primary school, take aways, shop etc, this great three bedroomed detached house offers some great space, perfect for a family. Having been loved in the past it has bags of potential and has been priced to reflect what is needed internally. There is off road parking for 2 cars at the front. Come and have a look!!



## THINGS YOU NEED TO KNOW

Gas central heating;  
Double glazing.

## ENTRANCE

The property is accessed via a uPVC door with a frosted glazing panel, into:

## KITCHEN

10'3" x 8'10" (3.14 x 2.70)



Fitted with a range of base and wall units in white with grey laminate work surface over and white and grey ceramic tile splash-back; stainless steel sink, small breakfast bar area, space for electric cooker and space for a fridge/freezer, window overlooking the side garden, coving and plumbing for a washing machine. Glazed door leading into inner lobby.

## LOUNGE

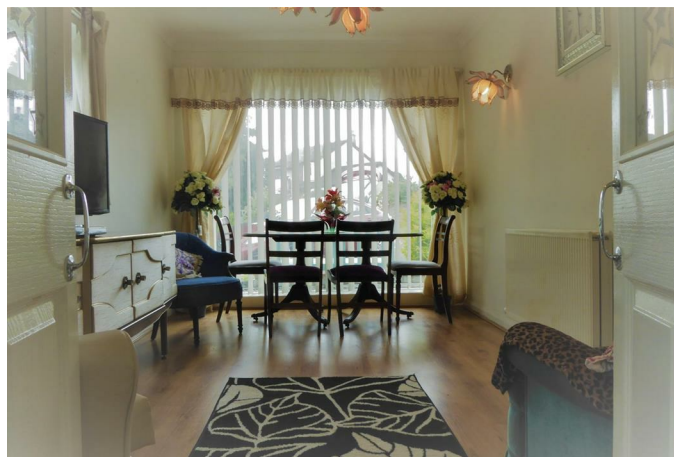
21'8" x 12'0" max (6.61 x 3.67 max)



A spacious room with two curved bay windows to the side and a uPVC door to the rear, coving, two ceiling roses, feature fireplace, telephone and television points, under-stairs cupboard and stairs leading to the first floor.

## DINING ROOM

14'6" x 8'9" (4.43 x 2.69)



The dining room is accessed from the kitchen via double white doors with glazing panels. With ceiling rose, coving, window to the side and one large window to the front, laminate floor, television point and centre light fitting and matching wall lights.

## INNER LOBBY

With additional storage space and door leading into:

## SHOWER ROOM

7'0" x 5'2" (2.14 x 1.60)



With frosted uPVC window to the front and fitted with walk-in shower with sliding door in chrome frame and wall mounted chrome shower and attachments; white wash basin with chrome mixer tap set into unit with double cupboards below, wall mounted mirror above and WC, black sparkly tiled ceramic floor and fitted around bath with grey tiles; extractor fan and plastic clad ceiling with spotlighting.

## FIRST FLOOR LANDING

Stairs to half landing level with uPVC window to the rear and landing giving access to three bedrooms.

### BEDROOM ONE

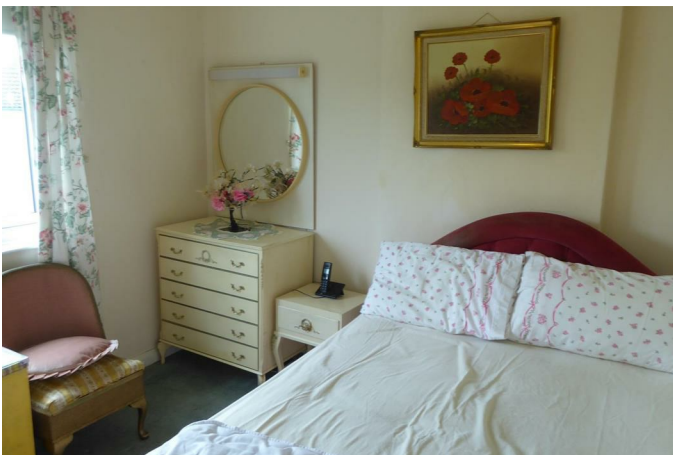
14'10" x 10'5" (4.53 x 3.20)



Double room with a front aspect.

### BEDROOM TWO

9'11" x 9'1" (3.03 x 2.79)



Double room with a lovely aspect to the side with glimpses of the Lake District fells in the distance.

### BEDROOM THREE

11'5" x 9'4" (3.49 x 2.85)



Double room to the side with built-in wardrobe with sliding door.

### EXTERNALLY - FRONT



There is a tarmacked drive to the front with off road parking for two cars with gravelled area to the side and a small lawn area.

### EXTERNALLY - SIDE



A tarmacked path leads round to the side of the property with additional paving, shillied areas and beautiful and well maintained gardens with lawns and shrub and floral borders and well stocked with a wide variety of plants.



## DIRECTIONS

From Central Road turn into Main Street passing the turn to the school, the church etc and the property can be found on the right hand side.

## COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band B.

## 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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

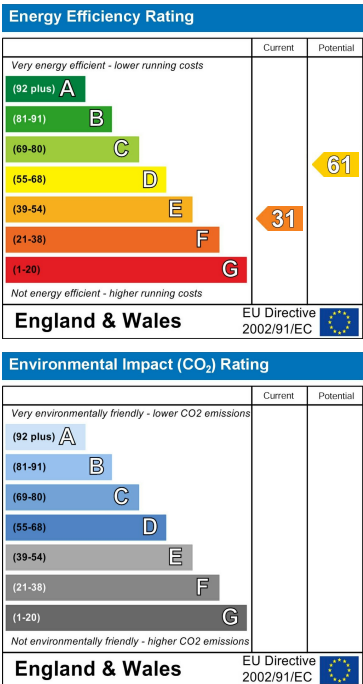
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

Area Map



Energy Efficiency Graph



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