



# GRISDALES

PROPERTY SERVICES



## 25 Row Brow Park, Maryport, CA15 7JU

**£149,950**

HERE'S AN OPPORTUNITY NOT TO BE MISSED! ABSOLUTELY PERFECT FOR FIRST TIME BUYERS OR ANYONE LOOKING FOR A PROJECT!!

This semi-detached house presents a great opportunity for you to create your dream home and whilst it requires complete refurbishment it presents a blank canvas to infuse your personal style. There's bags of potential allowing you to design a home that reflects your taste and lifestyle.

Inside there's a lounge and spacious dining kitchen and upstairs three bedrooms and a bathroom. Outside, a drive for two leads to a single garage and the gardens are pretty and well planted and have a mix of paving and lawn.

Dearham is well-equipped with a variety of amenities including a Post Office, pubs, shops, primary school, petrol station and the infamous pie shop! It's location is perfect for walks and there's easy access to the coast and Lake District too and it's also in the catchment for Maryport and Cockermouth secondary schools.

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

Helping you find your perfect new home...

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

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

## THINGS YOU NEED TO KNOW

### ENTRANCE HALL

With stairs to the first floor and door leading into:

### LOUNGE

13'1" x 9'6" (4.00 x 2.91)



With large window to the front, television point, gas fire (currently capped off) and door leading into

### DINING KITCHEN

14'8" x 9'6" (4.48 x 2.91)



A good sized room with ample space for a dining table. Fitted with a basic range of units. Sink and cooker point, wall mounted gas boiler. Useful understairs cupboard and door to the rear.

### LANDING

With two cupboards

### BEDROOM ONE

11'11" x 8'5" (3.64 x 2.59)



Double room to the front.

### BEDROOM TWO

11'3" x 8'5" (3.45 x 2.57)



Double room to the rear.

### BEDROOM THREE

6'7" x 6'1" (2.03 x 1.86)



Single room to the front

### BATHROOM



With bath and shower over, wash basin and w.c.

## DRIVEWAY AND GARAGE

17'8" x 8'7" (5.40 x 2.63)



There is a driveway for two cars which leads to a single garage with up and over door.

## FRONT GARDEN



Garden to the front with lawn and borders.

## REAR GARDEN



Larger garden to the rear with well established planting, shrubs etc. Paving and garden shed.

## DIRECTIONS

From the Old Mill Inn proceed up the steep hill, turn left into Row Brow Park, take the first left and the property is on the left hand side.

## COUNCIL TAX

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

## 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.

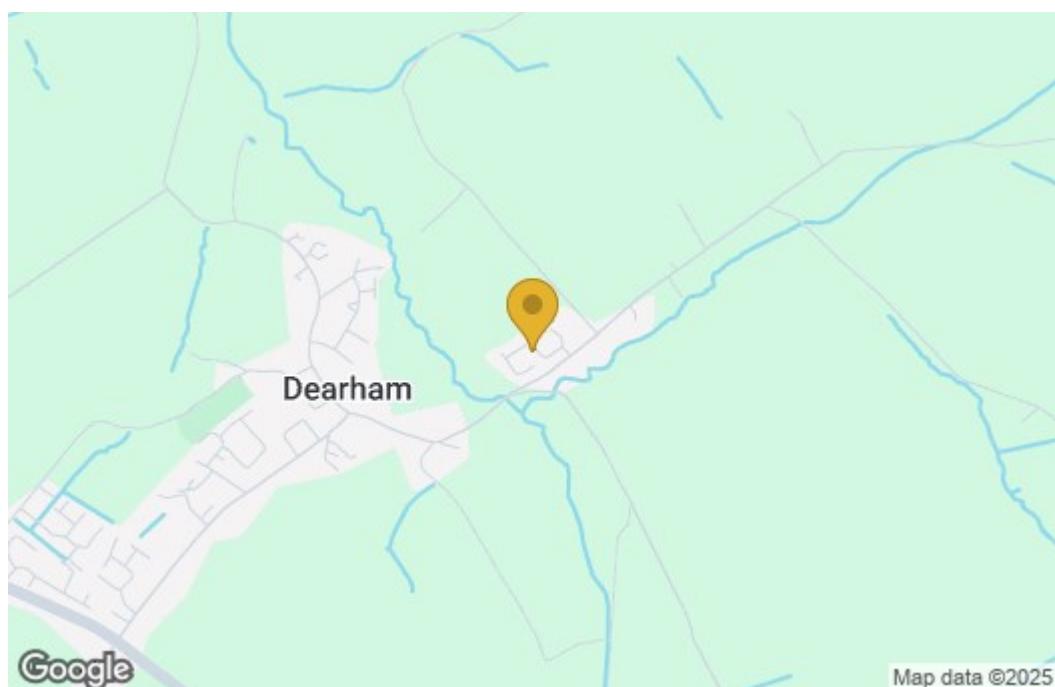
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

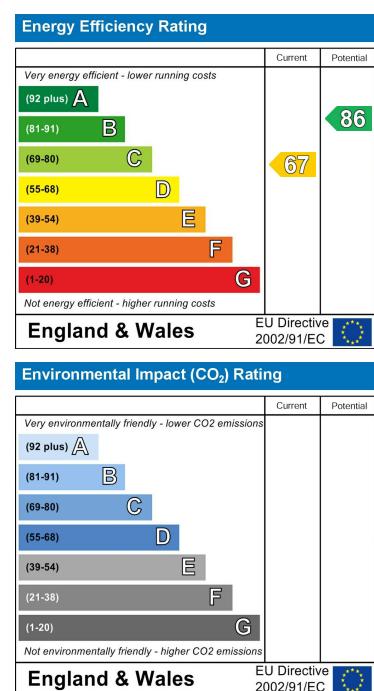
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.