GRISDALES
PROPERTY SERVICES

8 Cedar Crescent, Maryport, CA15 7BT

£190,000

This much-loved family home has been cherished for many years and now offers a rare opportunity for its next owners to make it their own. Offered with no onward chain, this spacious two double bedroom bungalow combines warmth, character, and exciting scope for modernisation.

A large glass porch entrance creates a bright and welcoming first impression, leading into well-proportioned accommodation designed for comfortable single-level living. The property has clearly been lovingly maintained over the years and offers endless potential for buyers wishing to update and personalise a home to suit their own lifestyle and taste. Outside, the bungalow enjoys established front and rear gardens that provide a peaceful setting to relax and enjoy, while the driveway and garage offer practical off-road parking and additional storage.

Homes like this rarely come to the market — full of happy memories, potential, and ready for a new chapter.

18 South Street, Cockermouth, Cumbria, CA13 9RT | **T:** 01900 829 977 | **E:** cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW
The property has electric storage heating and immersion heater. The property also has a water meter.

ENTRANCE
Entrance is via UPVC part glazed door into:

ENTRANCE PORCH
18'2" x 6'7" (5.56 x 2.01)

Large in size, corrugated roof, electric sockets fitted. Wooden door leading to garden. Doorway allowing entrance into garage. Wooden framed glass door allowing access into:

HALLWAY
Storage heater. Loft hatch. Doors leading to:

KITCHEN
12'1" x 8'4" (3.70 x 2.55)

Range of wooden base units with complimentary work surfaces, breakfast bar seating area, front aspect double glazed window, inset sink and drainer unit, built in larder cupboard, cupboard housing the water tank.

LOUNGE
19'10" x 12'5" (6.07 x 3.81)

Front aspect double glazed window, electric storage heater.

BEDROOM ONE
14'6" x 10'3" (4.44 x 3.14)

Double in size. Rear aspect double glazed window, electric storage heater, built-in wardrobes.

BEDROOM TWO
10'3" x 9'11" (3.13 x 3.03)

Double in size. Rear aspect double glazed window, electric storage heater, built-in wardrobes with sliding doors.

BATHROOM

Three-piece suite comprising of bath, W.C and wash basin. Side aspect single glazed, frosted window, white wall tiling.

FRONT EXTERNAL

Gated driveway for one vehicle, alongside front garden mainly laid to lawn with decorative borders.

REAR EXTERNAL

Tiered garden mainly laid to lawn with decorative shrubbed borders, steps leading to fruit trees and bushes.

GARAGE

Single in size, manual front door, light fitted.

DIRECTIONS

W3W///librarian.guidebook.curve

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band B

VIEWINGS

To view this property, please contact us on 01946 693931.

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.

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.

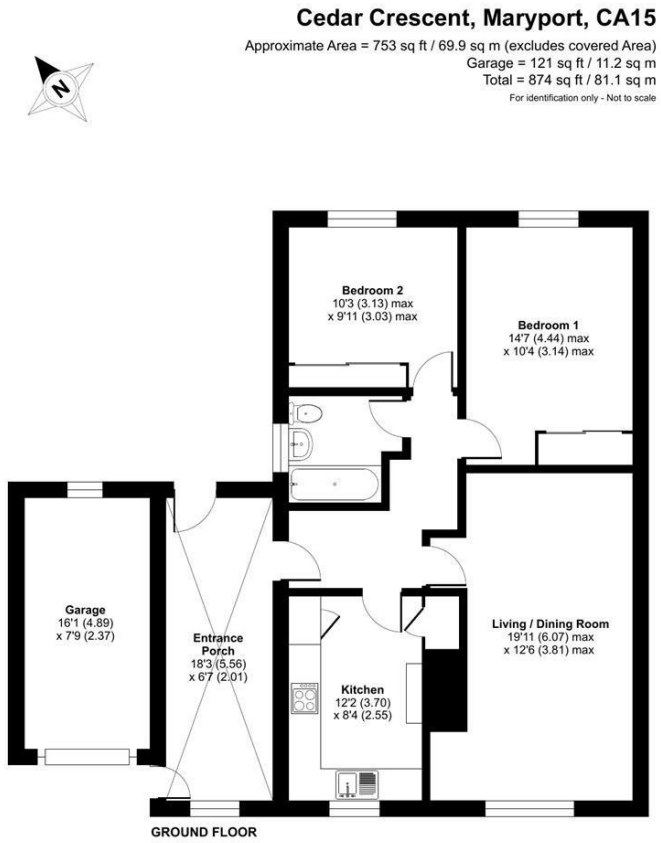
MORTGAGE ADVICE

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.

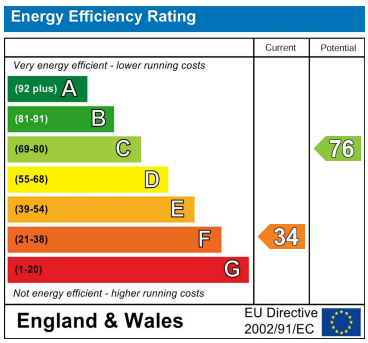
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

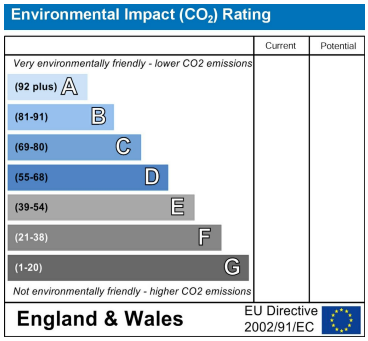
Floor Plan



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.