



GRISDALES

PROPERTY SERVICES



29 Browside Road, Maryport, CA15 7ES

£135,000

LOTS OF LIGHT AND A SMASHING OUTLOOK!!! Sitting pretty in Dearham within a good residential area is this smashing three bedroomed mid-terrace house with conservatory. Loved by the owners and well maintained in this past it offers great accommodation perfect for a growing family and as it overlooks the green at the front it's a safe place for children to play without fear of cars. Dearham has proved itself to be a really popular village in recent times and offers some fabulous facilities including a good primary school, shops, petrol station, takeaway, not to mention the pie shop! It's handy for the coast and Lake District too and there are great views of the west and east- it won't disappoint! Internally the accommodation is deceptively spacious and the conservatory is a delightful place to enjoy the sun and admire the pretty courtyard garden (which also doubles up as somewhere else to park your car!)

Helping you find your perfect new home...

www.grisdales.co.uk

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OWNERS' COMMENTS

"We have enjoyed living - it's a lovely village, very friendly and the local post office and garage stock all your basics. And where we live is quiet and looks over lovely green and the neighbours all so friendly"

THINGS YOU NEED TO KNOW

Gas central heating
Double glazing
White panel doors throughout

ENTRANCE

The property is accessed by a uPVC door, with a frosted glazing panel, which leads into :

INNER HALL

Stairs to first floor and useful under stairs cupboard with shelving; additional cupboard with shelving; coving; laminate flooring and door leading into:

CLOAKROOM

5'1" x 3'6" (1.56 x 1.08)



WC; small wash basin; fitted around sanitary fittings with ceramic tiling; frosted window to front.

LOUNGE/DINING ROOM

22'5" x 11'10" (6.84 x 3.63)



A lovely light and spacious room with windows at either end (one into the conservatory); coving; television point; fireplace with white marble hearth and surround with marble mantelpiece over; wall lighting; television point; opening into dining area and doors into the hall and kitchen.

KITCHEN

11'3" x 9'2" (3.45 x 2.80)



Fitted with a range of base and wall units in pale grey with attractive crystal knobs; marble effect laminate works surface over. The kitchen includes stainless steel sink with mixer tap; space for gas/electric oven/cooker; stainless steel splashback; stainless steel extractor fan; plumbing for washing machine and dishwasher; painted red ceramic tiled splashback; laminate floor; white painted ceiling with strip light; ample space for either additional appliances or small dining table. UPVC door leading into:

CONSERVATORY

14'9" x 7'2" (4.50 x 2.20)



With windows to three sides; perspex ceiling with window; double doors leading to rear; laminate floor; window into dining room.

STAIRS/HALF-LANDING

Stairs lead up to the half-landing and then opens up on to:

FIRST FLOOR LANDING

Cupboard with slatted shelving; louvre fronted cupboard doors lead to further cupboard with wall mounted Baxi boiler and hanging rail.

BEDROOM 1 (REAR)

12'1" x 9'2" + cupboards (3.69 x 2.80 + cupboards)



Coving; large window overlooking the rear; laminate floor; built-in wardrobes with sliding doors providing a good range of shelving and hanging space etc.

BEDROOM 2

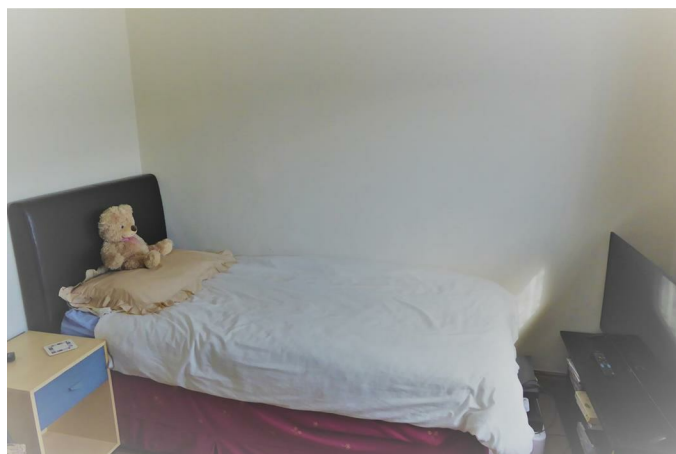
12'1" x 9'3" (3.69 x 2.84)



Spacious double bedroom with aspect over the front; coving; laminate floor.

BEDROOM 3

9'8" x 9'6" (2.95 x 2.90)



Will fit a small double bed; access to loft; coving; window overlooking the rear.

FAMILY BATHROOM

6'8" x 6'4" (2.05 x 1.95)



Frosted window to front; bath with gold coloured taps and wall mounted Triton T80 shower and attachments; perspex screen; grab handles; WC and pedestal wash basin with two gold taps. Fully tiled with dark red tiles with gold trim; laminate floor.

EXTERNAL (PARKING)

Parking is in the cul-de-sacs at the front or to the rear of the property.

EXTERNAL (FRONT)

The property is accessed via a concrete path with gravelled areas and attractive mature trees and shrubs etc.

EXTERNAL (REAR)



Concrete area with double gates to the rear; surrounding the property is a painted brick wall with attractive and well established shrub and floral borders and climbing plants etc; space for wheelie bins and ample space for either car parking or flower pots etc.

DIRECTIONS

From the centre of Dearham turn into Browside and proceed to the end. Follow the path around the green and the property is located on the left hand side.

COUNCIL TAX

We have been advised by Allerdale Borough 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 Grisdals, 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. Grisdals 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."

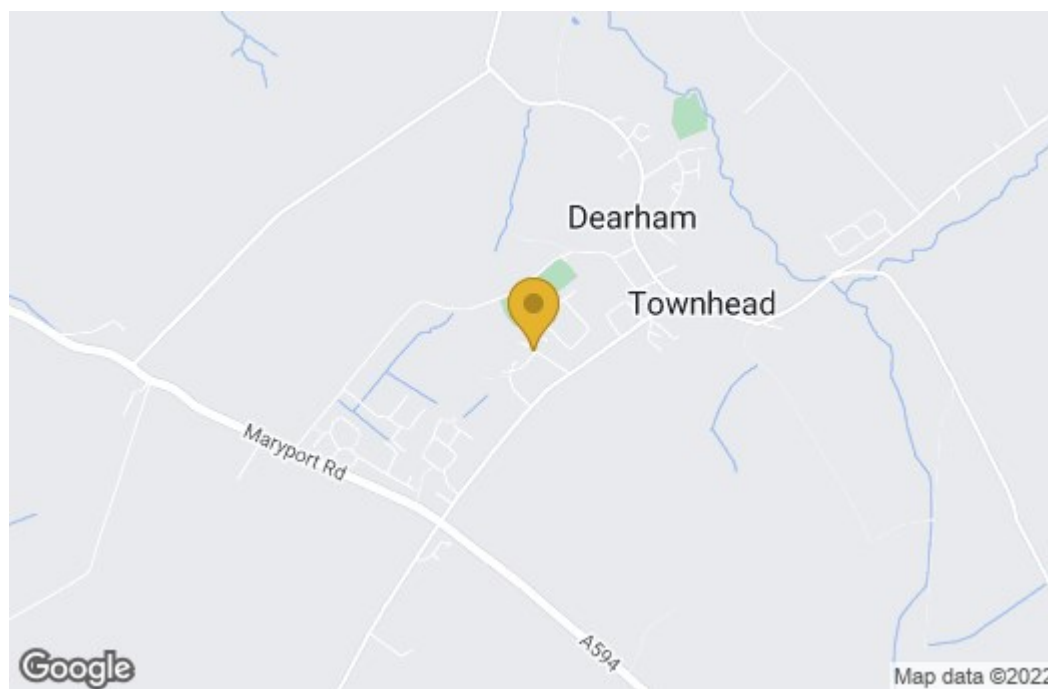
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

COVID-19 VIEWING GUIDELINES

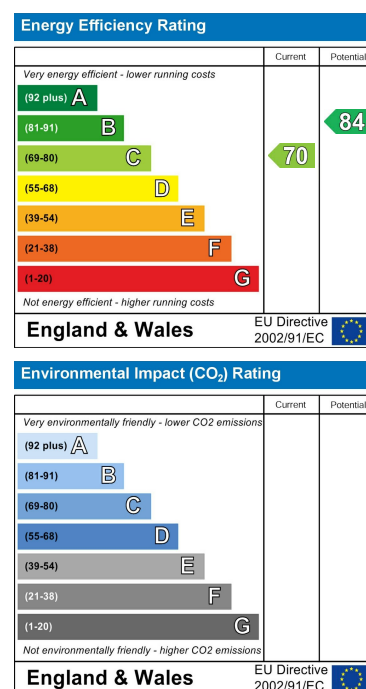
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.