



3 MILL STREET NORTH | MARYPORT | CUMBRIA | CA15 6DE

PRICE £149,950





## SUMMARY

Well what do we have here?... This attractive stone fronted terraced home is perfectly positioned for access to Maryport town centre and the harbour and sits beautifully with lovely generous gardens including a poly tunnel to the front, plus a garage and a large basement workshop accessed at the rear. The house will benefit from some cosmetic upgrading but will make a wonderful home, including two large reception rooms, kitchen and bathroom, two first floor double bedrooms and a top floor third bedroom. Want a garage and a mature garden but the convenience of living in the town centre?... then this is for you!

EPC band D

## GROUND FLOOR ENTRANCE HALL

A wooden front door with fanlight over leads into vestibule with a part glazed door to hall. Doors to rooms, stairs to first floor, radiator, coved ceiling

## DINING ROOM

Double glazed window to front, double radiator, tiled fireplace, coved ceiling

## LIVING ROOM

Double glazed window to rear, double radiator, under stairs storage cupboard, living flame fire with surround and hearth, door to kitchen

## KITCHEN

Double glazed window to side, cupboards and work surfaces, single drainer sink unit space for cooker and fridge freezer, radiator, door to a lobby with a door leading to steps down into garage, door to bathroom

## GROUND FLOOR BATHROOM

Double glazed window to side, panel bath with electric shower unit, pedestal hand wash basin, low level WC. Radiator

## FIRST FLOOR

### LANDING

Doors to bedrooms, door to stairs which lead up to bedroom 3, window to side

### BEDROOM 1

A generous room with double glazed window to front, double radiator, electric heater, tiled fireplace, under stairs cupboard, coved ceiling

### BEDROOM 2

Double glazed window to rear, electric heater, coved ceiling

## SECOND FLOOR

### BEDROOM 3

Velux window to front, two eaves storage cupboards, built in linen cupboard, vaulted style ceiling



## BASEMENT WORKSHOP

30' 5" x 15' 6" (9.27m x 4.72m) A generous basement area with external door, power and light connected, semi restrictive head height, wall mounted combi boiler

## EXTERNALLY

The property benefits from a generous garden which is enclosed and at the front of the property. This is mainly laid to lawn with hedgerow border and includes areas of planting plus a useful polytunnel. At the rear is a single garage with up and over door, plus store. Stairs lead up to the kitchen and a personal door to the rear leads to an enclosed courtyard with access to basement workshop

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

[cockermonth@lillingtons-estates.co.uk](mailto:cockermonth@lillingtons-estates.co.uk)

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets

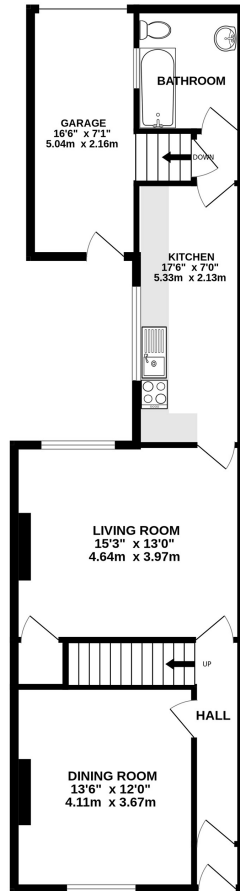
The property is not listed

## DIRECTIONS

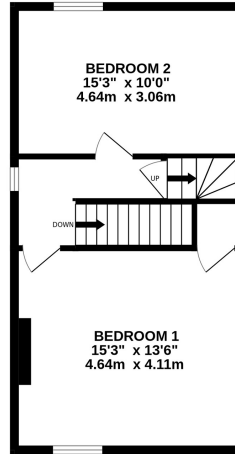
From Cockermonth take the A594 to Maryport. Turn left at the traffic lights onto Curzon Street and then take the third turning on the right into Mill Street. Parking is available in the carpark which lies at the front of the property. A gated access path leads across the front of the terrace to the front door.



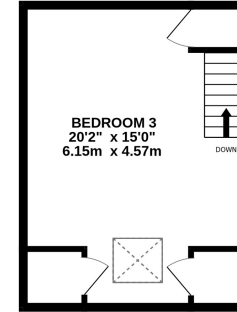
GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR  
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		55	81
England, Scotland & Wales			