



1 CAMP ROAD | MARYPORT | CUMBRIA | CA15 6HZ

PRICE £170,000



Lillingtons  
Estate Agents





## SUMMARY

Located just off pretty Fleming Square and the promenade, this bay fronted period home is a real treat and will make a fabulous family home. The accommodation includes an elegant living room with bay window, a separate dining room with fireplace, a stylish freestanding style kitchen/breakfast room, a utility and ground floor WC, a first floor double bedroom, a wonderful first floor bathroom with freestanding bath and a separate shower area with double shower enclosure, and two top floor double bedrooms. There is plenty of on street parking available and a charming courtyard style garden to the rear. It wont need many viewings before someone connects to this one!...

EPC band E

## GROUND FLOOR ENTRANCE HALL

A wooden front door leads into hall with fanlight over, doors to rooms, radiator with cover, stairs to first floor, under stairs cupboard, wood style flooring

## LIVING ROOM

A double aspect room with double glazed sash style bay window to side and double glazed sash window to front, double radiator, electric stove effect fire in surround and hearth, picture rail, cornice and ceiling rose, wooden floorboards

## DINING ROOM

Sash window to front, Morso multi fuel stove with surround and hearth, double radiator, picture rail and coved ceiling, space for table and chairs, door to kitchen

## KITCHEN

Double glazed window to front, fitted in a modern range of freestanding style units with wooden work surfaces, stainless steel twin bowl sink unit, space for cooker and dishwasher, wall mounted combi boiler, space for fridge freezer and breakfast table, wood style flooring, step up to a lobby with doors to WC and utility

## GROUND FLOOR WC

Double glazed window to side, low level WC, hand wash basin in cupboard unit, dado rail, radiator, tiled flooring

## UTILITY ROOM

Double glazed window to side, double glazed door to front, space for washing machine and tumble dryer with worktop over, tiled flooring

## FIRST FLOOR LANDING

Stairs continue to 2nd floor, doors to rooms, double radiator, double glazed sash window to front, wooden floorboards

## BEDROOM 1

A double aspect room with a twin double glazed sash window to side and a double glazed sash window to front, two sets of built in wardrobes, picture rail and cornice, wooden floorboards

## BATHROOM

A beautiful and generous room with double glazed sash window to front, claw foot freestanding bath with shower attachment, pedestal hand wash basin, low level WC. Opening into an inner room with double shower enclosure, extractor fan and chrome towel rail. Half panelled walls, double radiator, extractor fan, wooden floorboards

## SECOND FLOOR LANDING

Velux window to side, useful store room, doors to bedrooms, dado rail

## BEDROOM 2

Vaulted ceiling with dormer double glazed window to side, wooden floorboards, double radiator

## BEDROOM 3

Another double bedroom with Velux windows to front and rear, double radiator, exposed purlins in vaulted style ceiling

## EXTERNALLY

To one side of the property is an enclosed courtyard style garden with space for bins, potted plants and bistro set. Access door onto front street

## 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 606006

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

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speed: Standard 18Mbps / Superfast 65Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 has signal indoors but all others have limited service. All networks have signal outside.

Planning permission passed in the immediate area: None known

The property is not listed but lies in a conservation area

## DIRECTIONS

From Cockermouth head north on the A594 towards Maryport passing through Dearham. At the crossroads with traffic lights proceed straight across and turn right into Church Street. Take the 4th turning left into North Street and then turn right into Camp Road where the property will be located on the right hand corner.



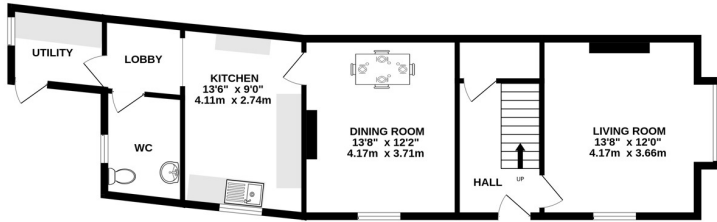
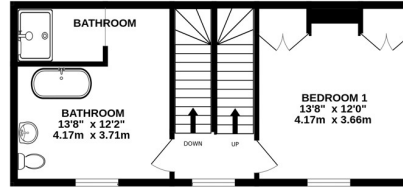




GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.

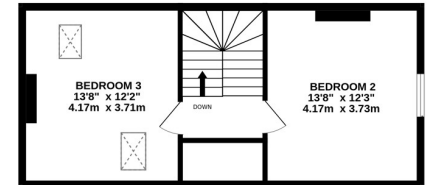
1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

2ND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC