



9 WOOD STREET | MARYPORT | CUMBRIA | CA15 6EG

PRICE £89,000



SUMMARY

Perfect as a home for young professionals, an investment vehicle or a second home near the sea, this characterful three storey terraced home is a real surprise. Set just off Brow Street with views over the sea available from the road corner, the property includes a stylish & modern fitted basement kitchen/dining room, a generous living room, a first floor double bedroom, a useful home office and fitted first floor bathroom, plus a versatile loft room with Velux window and radiator. A deceptively spacious and adaptable property offering versatile living and currently used as a three bedroom home despite being classified as a one-bedroom property.

EPC band D

GROUND FLOOR ENTRANCE

Front door leads into living room.

LIVING ROOM

Sash window to front, inset wall mounted gas fire, double radiator, coved ceiling, stairs to first floor and stairs leading down into basement kitchen.

BASEMENT KITCHEN/DINING ROOM

Newly fitted range of base and wall mounted units with work surfaces, single drainer sink unit, hob and oven, space for washing machine and fridge freezer, tiled flooring, double radiator, space for table and chairs.

FIRST FLOOR LANDING

Doors to rooms, pull down ladder access to useful loft room, with radiator and Velux window which is currently used as an occasional bedroom but will make a great den.

BEDROOM 1

Sash window to front, radiator.

BATHROOM

Sash window to front, panel bath, hand wash basin, low level WC. Double radiator, tiled areas, tile effect flooring.

HOME OFFICE

Useful office or dressing room with radiator and power socket. Currently used as an occasional bedroom

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

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 19Mbps / Superfast 80Mbps

Known mobile reception issues: All ok outside. Indoors call service is ok but limited data

Planning permission passed in the immediate area: None known

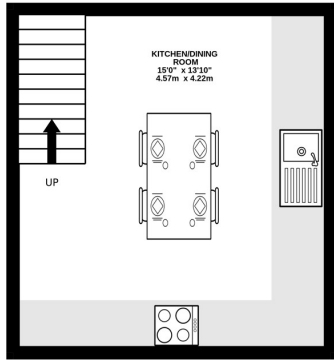
The property is not listed

DIRECTIONS

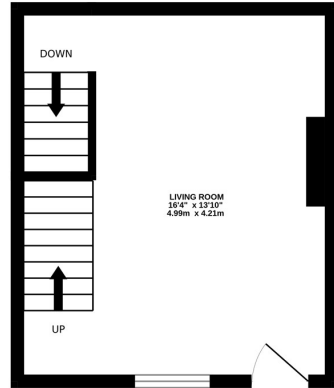
From Cockermouth take the A594 passing Dearham and on to Maryport. At the main traffic lights continue straight ahead and the property will be located on the left hand side at the very top.



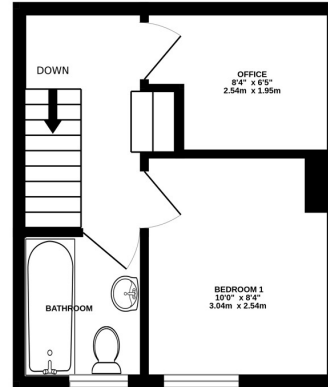
BASEMENT
211 sq.ft. (19.6 sq.m.) approx.



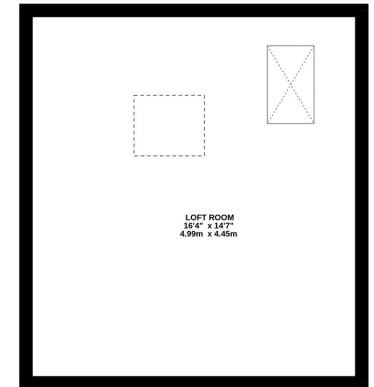
GROUND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.8 sq.m.) approx.



2ND FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

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