



71 FURNACE LANE | MARYPORT | CUMBRIA | CA15 6DQ

PRICE £140,000







## SUMMARY

Step through the door of this renovated four storey home and prepare to be amazed! Finished to a really high standard including a re-roof and new rendering, the Tardis-like property includes a statement open plan kitchen/dining/family room to basement level with high quality units and picture windows to the rear, a ground floor family room and generous bathroom with bath plus walk-in shower enclosure, two first floor double bedrooms and a top floor bedroom with vaulted ceiling. To the rear there is a charming courtyard garden laid with artificial grass and which has a passageway access to street level. Offered in immaculate order and with no onward chain, this is a home that must be seen in person, and one that won't need many viewings to find a new owner. Absolutely gorgeous!

EPC band E

## GROUND FLOOR ENTRANCE HALL

A part double glazed PVC front door leads into hall, doors to family room and bathroom, double radiator, stairs leading up to first floor and down to basement level

## FAMILY ROOM

Double glazed window to front, built in cupboard housing wall mounted combi boiler, further built in cupboard, double radiator, wood style flooring

## BATHROOM

Double glazed window to rear, recently fitted in a modern suite to include panel bath, separate double shower enclosure with thermostatic twin head shower unit, pedestal hand wash basin, low level WC. Double radiator, built in cupboard, extractor fan, tiled walls

## BASEMENT LEVEL KITCHEN/DINING/LIVING ROOM

A large open plan room split into three areas. The kitchen area is fitted in a wide range of stylish base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with oven and extractor, space for washing machine and American fridge freezer, two storage cupboards, double radiator, wood style flooring. The dining area has space for family table and chairs.

The living area has double glazed French doors leading out into garden, space for corner sofa and chair, bracket for wall mounted TV, two double glazed windows to rear and one to side

## FIRST FLOOR LANDING

Doors to rooms, door to stairs riding to top floor

## BEDROOM 1

A generous and elegant room with two double glazed windows to front, double radiator

## BEDROOM 2

Double glazed window to rear, double radiator

## SECOND FLOOR BEDROOM 3

Stairs lead up into bedroom with vaulted ceiling, three conservation rooflight windows, double radiator, two eaves storage cupboards

## EXTERNALLY

To the rear of the property at basement level is a charming courtyard garden laid with artificial grass, brick building with outside WC, side gate to a shared passageway which rises to a door leading out onto street level at the front.

## 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, oven hob and extractor

Broadband type & speeds available: Standard 20Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE has good coverage indoors but others are variable. All networks have good signal outside

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

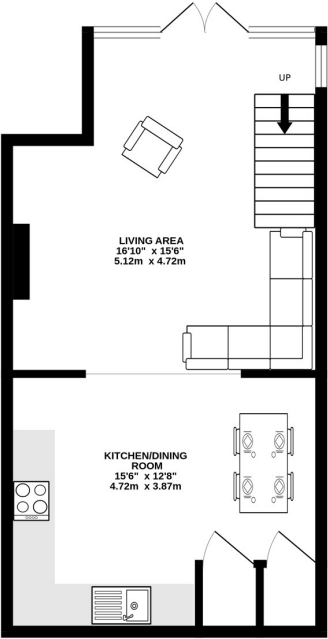
From Curzon Street in Maryport town centre, head up Senhouse Street on foot and turn left by Greggs into Furnace Lane where the property will be situated on the left hand side



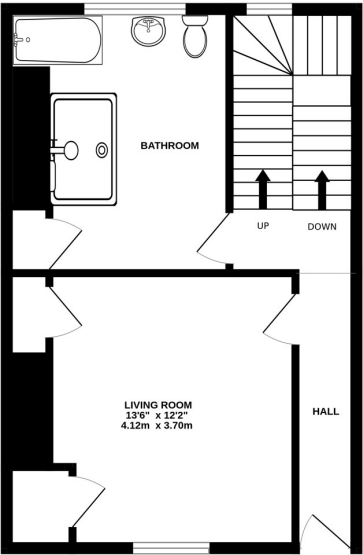




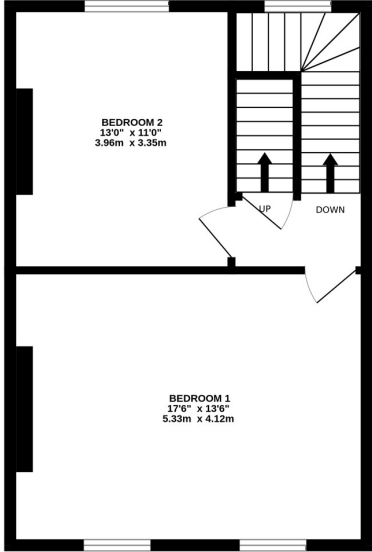
BASEMENT  
432 sq.ft. (40.2 sq.m.) approx.



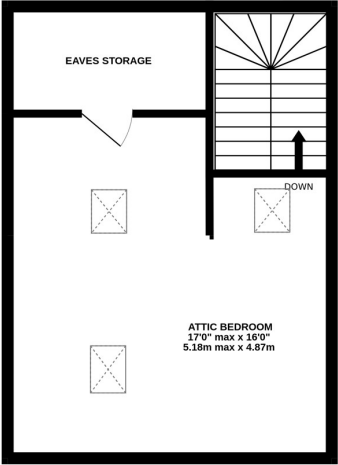
GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	51
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC

