



11 MILL STREET | MARYPORT | CUMBRIA | CA15 6DF

PRICE £150,000







## SUMMARY

What a stunning home! Well located for access to the shopping and cafes in the town centre, the harbour and station too, this attractive traditional terraced house will make a fabulous place to call home. Sporting an oversized garage at the back, this is perfect for those with motorbikes or who like to tinker with their car. The stylish accommodation includes an elegant living room with fireplace, double doors lead into the modern kitchen with space for dining table, a useful utility room, a large ground floor bathroom with bath plus separate shower enclosure, two first floor bedrooms and two top floor bedrooms. A large house and a wonderful home for the money...

EPC band E

## GROUND FLOOR ENTRANCE VESTIBULE

A part double glazed door leads into vestibule with a part glazed door into living room

## LIVING ROOM

Double glazed window to front, gas living flame fire with surround and hearth, double doors to kitchen, double radiator, under stairs storage cupboard, coved ceiling

## KITCHEN/DINING ROOM

Fitted range of modern base and wall mounted units with work surfaces, single drainer sink unit with cupboards under and tiled splashbacks, gas hob with oven and extractor, space for fridge freezer, double glazed window to rear, space for table and chairs, coved ceiling, door to utility

## UTILITY ROOM

Double glazed window to side, part double glazed door to side, stairs to first floor, door to bathroom. Space for tumble dryer and washing machine, double radiator

## GROUND FLOOR BATHROOM

Double glazed window to side, panel bath, separate quadrant shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Two chrome towel rails, extractor fan, tiled walls

## FIRST FLOOR LANDING

Stairs to second floor, doors to rooms

## BEDROOM 1

Double glazed window to front, double radiator, coved ceiling

## BEDROOM 2

Double glazed window to rear with blinds, built in cupboard housing combi boiler, radiator, coved ceiling



## SECOND FLOOR LANDING

Doors to rooms, rooflight window to rear

## BEDROOM 3

Velux window to front, double radiator

## BEDROOM 4

Velux window to rear, double radiator, built in cupboard over stairs, eaves cupboard, sloping ceiling

## EXTERNALLY

To the rear of the property there is a courtyard style garden with patio area, hatch to access cellar area, door into garage.

At the rear of the property is a generous oversized garage with wooden opening doors and window to rear

## 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 18Mbps / Superfast 73Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE and 3 have signal indoors but others have limited service. All networks are ok outside.

Planning permission passed in the immediate area: None known

The property is not listed

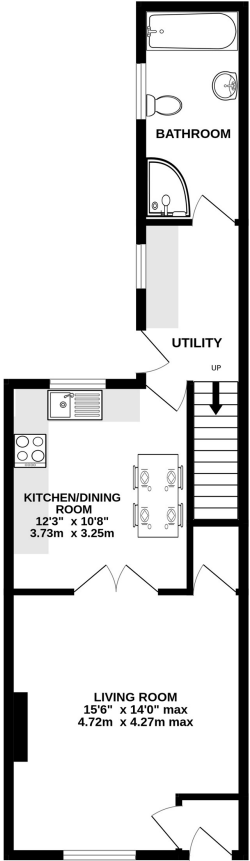
## DIRECTIONS

From Cockermouth take the A594 to Maryport passing through Dovenby and Dearham. At the main traffic lights turn left towards Workington and before reaching Nixons furniture shop turn right into Station Street. Turn left before reaching the public car park onto Mill Street and the property will be located on the left hand side.

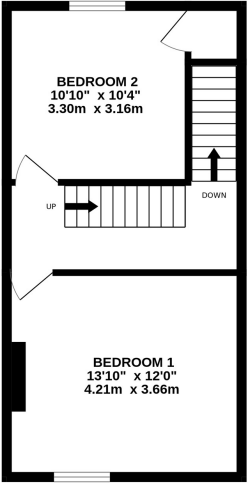




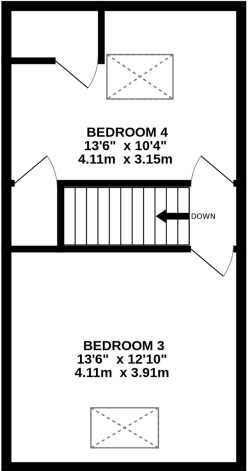
GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	