



THE OLD FISH SHOP | CROSBY | MARYPORT | CUMBRIA | CA15 6SP

PRICE £82,000





SUMMARY

Cute as a button this bijou conversion sits in a tucked away position in the coastal village of Crosby and will make a perfect bolt-hole, holiday home or dwelling for a single person. Offered in good condition the property includes an entrance hall, ground floor bedroom and fitted bathroom plus a first floor L-shaped living/dining room with vaulted ceiling and a fitted kitchen. In addition there is a handy front garden area with space for bikes, plus a separate garden area to the side laid to lawn. We love this quirky little home and so will you when you see it first hand...

EPC band G

GROUND FLOOR ENTRANCE HALL

A part glazed composite door leads into hall with doors to bedroom and bathroom, stairs to first floor, wall mounted combi boiler, vertical style radiator, wood style flooring

BEDROOM

Double glazed window to rear, double radiator, built in wardrobe under stairs, wood style flooring

BATHROOM

Double glazed window to side, panel bath with electric shower over, pedestal hand wash basin, low level WC. Extractor fan, towel rail, tiled walls, wood style flooring

FIRST FLOOR LIVING/DINING ROOM

A lovely open plan room with vaulted ceiling to make best use of the feeling of space, exposed purlins and gallery overlooking stairs, window to front and double glazed window to rear, ornamental fire recess in chimney breast, space for bistro table and chairs, double radiator, wood style flooring, doorway to kitchen

KITCHEN

Fitted base and wall mounted units with work surfaces, single drainer sink unit, tiled splashbacks, electric cooker with extractor over, space for washing machine and fridge, access to loft space, wood style flooring

EXTERNALLY

To the front a paved hardstanding provides space for bike storage and from here steps lead up to front door. Access to the side into an enclosed garden laid to lawn with borders which enjoys views out to Allonby bay and the sea.

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 and hob

Broadband type & speed: Standard 5Mbps / Superfast 78Mbps

Known mobile reception issues: No service for 3 network.

Vodafone may have data issues internally

Planning permission passed in the immediate area: None known

The property is not listed

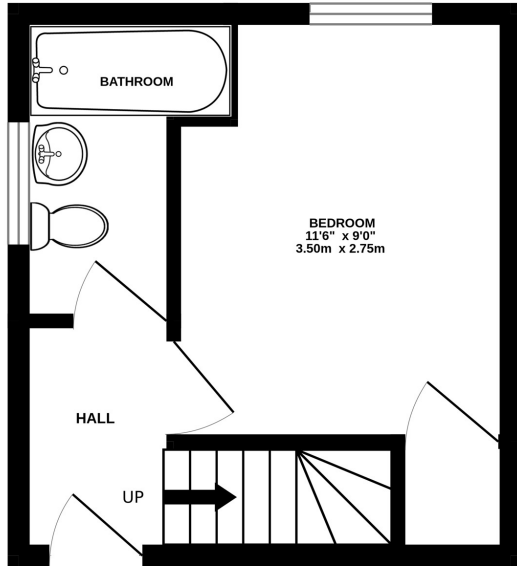
DIRECTIONS

From Cockermouth take the A594 towards Maryport. At the traffic lights turn right onto the A596 towards Carlisle and follow the road into the village of Crosby. Before reaching The Stag pub turn sharp right back on yourself heading over the green and pass the left turn for Suncroft. Take the next left into The Crofts and the gated pathway to the property will be located on the right hand side before the first bungalow.

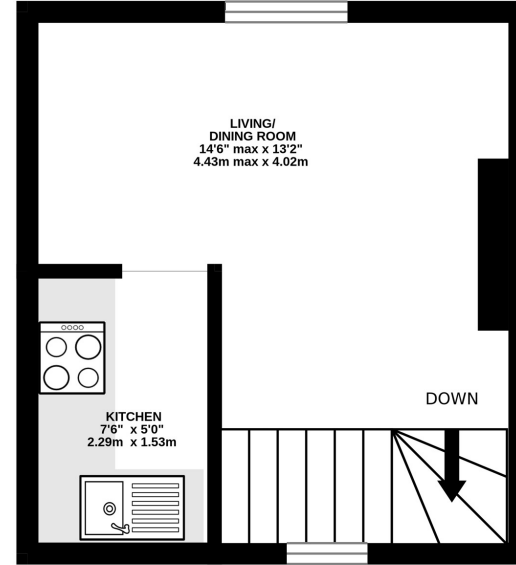




GROUND FLOOR
192 sq.ft. (17.8 sq.m.) approx.



1ST FLOOR
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 380 sq.ft. (35.3 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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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England, Scotland & Wales			