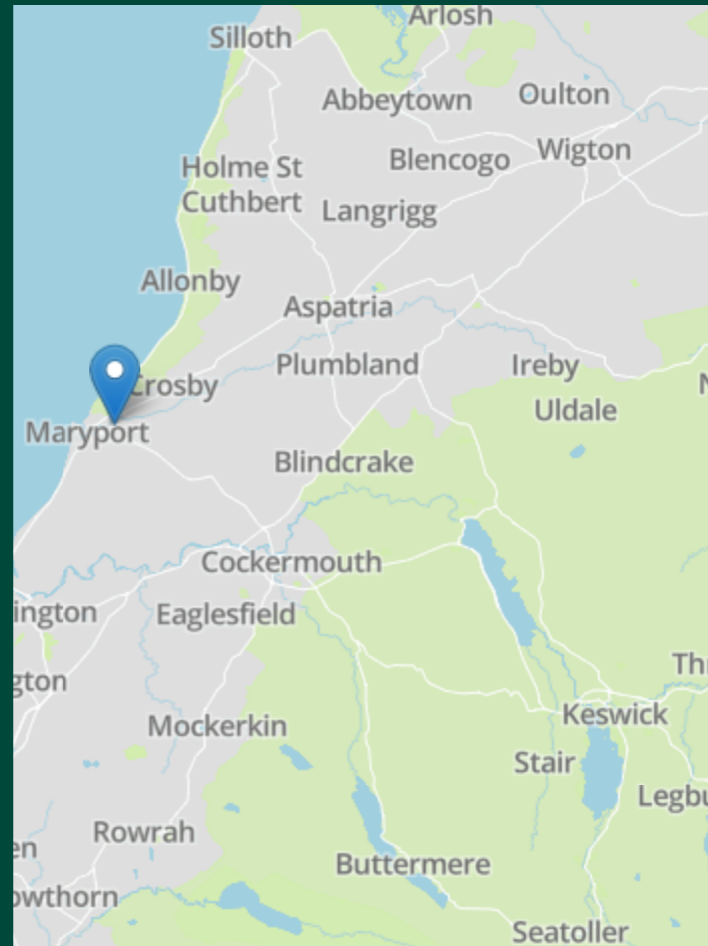


PFK

Guide Price: £250,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area*
846.59 ft²
78.65 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



8 The Beeches, Maryport, Cumbria, CA15 7AH

- Detached bungalow
- Gardens & parking
- Council Tax: Band C
- 2 beds, 1 with ensuite
- Well presented
- Tenure: freehold
- Conservatory
- Quiet estate location
- EPC rating C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

The property is located in the popular residential area of Netherton in Maryport, within a short walk to the town centre shops, services and local primary and secondary schools. With easy access to the town's promenade and picturesque harbour areas as well as excellent transport links to the neighbouring towns of Workington and Cockermouth and the local west coast employment hubs.

PROPERTY DESCRIPTION

This well presented two bed detached bungalow is located on the popular and quiet residential estate of The Beeches. Ideally suited for relocation or retirement, it offers convenient access to the coast and nearby towns.

The property briefly comprises a welcoming hallway, spacious lounge, and a conservatory that opens onto the rear garden. The kitchen includes a dining area, and the two double bedrooms complete the interior spaces with the main bedroom benefitting from an ensuite shower room. A particular highlight is the large, boarded loft with easy access, providing extensive storage or potential for conversion into additional living space (STPP).

The rear garden features a lawn and a patio area, making it perfect for relaxing, entertaining, or providing a safe space for children and pets. To the front, a large driveway offers offroad parking for up to four vehicles or a motorhome/caravan and two cars, with additional secure parking available in the detached, brick built garage.

ACCOMMODATION

Entrance Hallway

3.9m x 1.2m (12' 10" x 3' 11") Accessed via part glazed UPVC front door with glazed side panel. With cloaks area, storage cupboard, doors to all rooms, and hatch with drop down ladder giving access to the fully boarded loft space.

Kitchen

3.9m x 3.0m (12' 10" x 9' 10") Fitted with a range of matching wall and base units with complementary work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with four burner gas hob and extractor over, plumbing for under counter washing machine and space for full height fridge freezer, dual aspect windows and part glazed door out to the side.

Bathroom

1.8m x 3.0m (5' 11" x 9' 10") Fitted with a three piece suite comprising WC, wash hand basin and bath with mains shower over. Part tiled walls, airing cupboard, vertical heated towel rail and obscured side aspect window.

Bedroom 1

4.0m x 3.2m (13' 1" x 10' 6") A rear aspect double bedroom with door to the ensuite.

Ensuite Shower Room

2.5m x 1.2m (8' 2" x 3' 11") Fitted with a white three piece suite comprising WC, wash hand basin and shower cubicle with mains shower, part tiled walls, vertical heated towel rail and obscured side aspect window.

Bedroom 2

2.8m x 3.4m (9' 2" x 11' 2") A front aspect double bedroom.

Living Room

4.1m x 4.5m (13' 5" x 14' 9") A generous, rear aspect reception room with electric fire in a stone hearth and wood surround, French doors leading into the conservatory.

Conservatory

3.0m x 3.9m (9' 10" x 12' 10") Of dwarf wall construction, and glazed to three sides with part glazed door out to the garden.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a lawned garden and offroad parking for up to four cars on the driveway leading to the detached garage which offers further parking space. To the rear, the enclosed garden has a mix of lawn with paved patio and decorative chippings.

Garage

A brick built detached garage with up and over door, power lighting, water and pedestrian access door leading out to the garden.

ADDITIONAL INFORMATION

Service Charge

An annual fee of approximately £140 is payable to Greenbelt, who cover the maintenance and grass cutting of the public areas on the estate.

Boarded Loft Space

We understand that planning permission has previously been granted for the loft space to be converted to bedrooms, but this permission has now lapsed and any interested purchasers will require to reapply to the local council.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas fired central heating and double glazing installed throughout. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Please note we understand the doors and windows, boiler and radiators have all been replaced within the last year.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can easily be found on The Beeches, or can be found by using what3words location [///imagined.scanty.catapult](https://www.what3words.com/)

