



1 GHYLL GARTH | MARYPORT | CUMBRIA | CA15 7BE

PRICE £290,000





## SUMMARY

We have been blown away by this gorgeous three bedroom detached bungalow, which is well located to the town centre facilities, the station and the harbour. Improved greatly by the owner and ready to move straight into, this really must be viewed to be appreciated! The tastefully decorated accommodation includes a generous T-shape hall, a spacious living room with box bay window, a stylish modern kitchen with dining area, a useful utility, a side sun room/home office, three double bedrooms, the main one having a dressing room and an en-suite, plus a modern family bathroom. There is an integral garage, plenty of off road parking, with two spaces in front of the gates and another 3 inside the gates, plus a lovely front garden with lawn, patio terrace and pergola. This is a real treat, so get your early viewing booked today!

EPC band TBC

## ENTRANCE HALL

A part double glazed composite front door with double glazed picture window beside leads into a T shaped entrance hall with modern style doors to rooms, single radiator, coved ceiling, built-in storage cupboard, wood style flooring

## LIVING ROOM

Double glazed box bay window to front with stylish fitted shutters, double glazed window to side with shutter, double and single radiators, stylish electric fire in surround, coved ceiling, wood style flooring

## KITCHEN/DINING ROOM

Fitted in a modern, stylish range of base and eye level units with contrasting work surfaces, single drainer sink unit with upstand, induction hob with twin electric ovens under and extract canopy over, fitted fridge and separate freezer, vertical radiator, double glazed window to rear, coved ceiling, space for circular table and chairs, herringbone style vinyl flooring, door to utility

## UTILITY ROOM

Double glazed window to side, space for washing machine with cupboard beside and worktop over, wall mounted boiler, door leading to conservatory

## CONSERVATORY PORCH

Double glazed windows to two sides, sloping roof, part double glazed PVC door to exterior, space for study workstation

## BEDROOM 1

Double glazed window to rear, single radiator, coved ceiling, built-in double wardrobe, door leading to dressing room

## DRESSING ROOM

Double glazed window to side, double radiator, space for freestanding wardrobes and dressing table, door to ensuite

## EN-SUITE WET ROOM

Double glazed window to side, wet room shower area, with twin head thermostatic shower unit and glass divider screen, plus floor drain, PVC panelling to splash areas, hand wash basin and hidden cistern WC in vanity style unit, chrome heated towel rail, extractor fan



## BEDROOM 2

A further double bedroom with double glazed window to side and stylish fitted shutters, built-in wardrobes along one wall, part panelled wall, radiator with cover

## BEDROOM 3

Another double bedroom with double glazed window to rear, single radiator and coved ceiling

## BATHROOM

Double glazed window to rear, panel bath with shower attachment, hand wash basin with cupboard under, low-level WC, tiling to all walls, tile effect flooring, chrome heated towel rail

## EXTERNALLY

The property benefits from a generous enclosed front garden with a sunny aspect, this being the main garden area and including a gated drive for 2 to 3 vehicles. The drive leads to garage. There is a generous area of lawn, a seating/dining area with tiled flooring and pergola over, sitting for inflatable hot tub with outside power socket, side gate leading to rear garden, steps up to front door with further external power socket.

To the front of the gates is an area for inset parking. Side gate leading to rear garden.

The rear garden area is courtyard style with paving and space for drying line.

Attached single garage with up and over door

## 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](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: C

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates 3 & EE have good signal outdoors and variable inside. O2 & Vodafone have good signal outdoors and limited service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

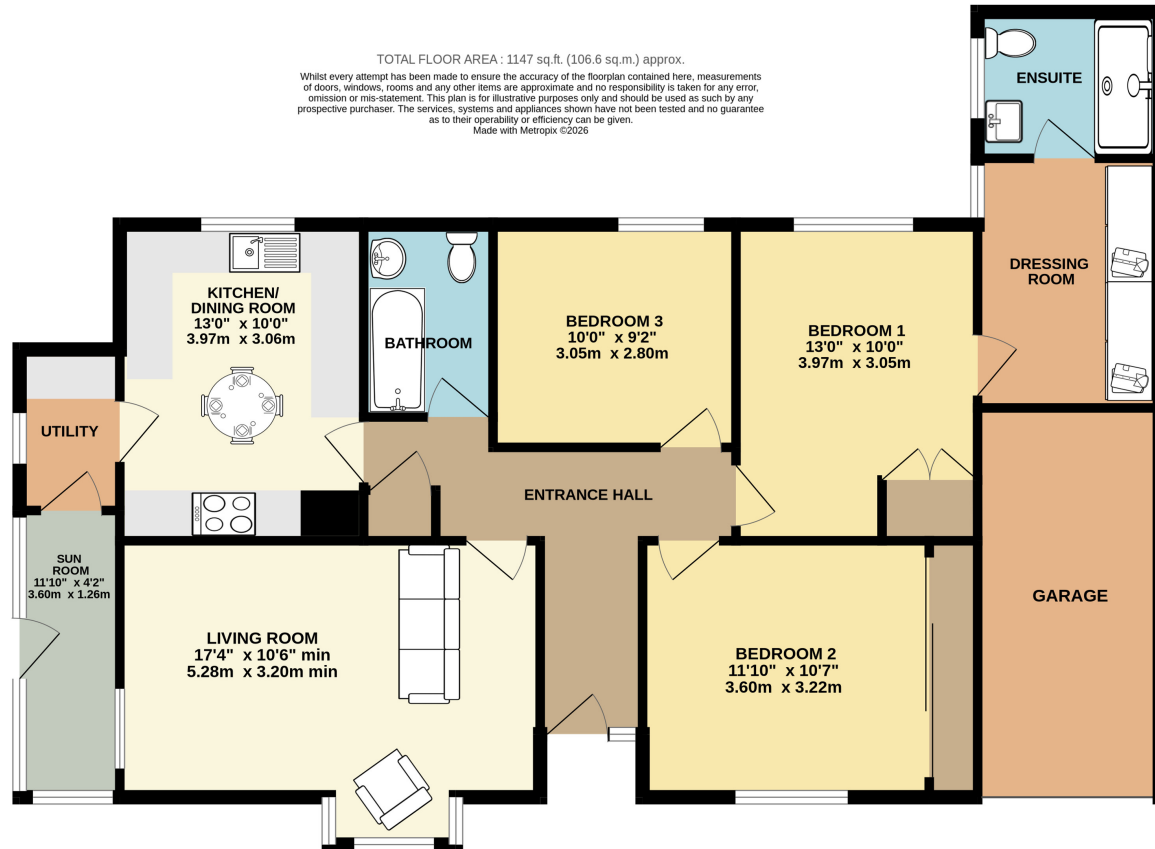
## DIRECTIONS

From Cockermouth take the A594 to Maryport passing through Dovenby and Dearham. Descend the hill into Maryport and after passing through the s-bend the bungalow will be located on the right hand side.

What3words: [lighter.mouths.snacking](https://www.what3words.com/)



# GROUND FLOOR 1147 sq.ft. (106.6 sq.m.) approx.



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.