



15 BRADBURY AVENUE | MARYPORT | CUMBRIA | CA15 7NQ

PRICE £100,000





## **GROUND FLOOR**

### **ENTRANCE HALL**

A part double glazed PVC door leads into hall with door to living room, stairs to first floor, radiator, double glazed window to front, tile effect flooring

### **LIVING ROOM**

Double glazed window to front with stylish shutters, gas fire with surround and hearth, two radiators, dado rail, coved ceiling, ceiling rose, tile effect flooring, door to kitchen

### **KITCHEN**

Double glazed windows to rear and side, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, space for cooker, dishwasher, fridge freezer and fridge, wall mounted boiler, double radiator, tiled flooring, opening into a lobby with under stairs storage cupboard and part double glazed door to conservatory

### **CONSERVATORY**

Double glazed door to front and rear, double glazed windows to three sides, polycarbonate roof, electric heater, tiled flooring

## **FIRST FLOOR**

### **LANDING**

Double glazed window to side with shutters, doors to rooms, double radiator, dado rail, coved ceiling, access to loft space

### **BEDROOM 1**

Double glazed window to front with stylish shutters, built in wardrobe over stairs with sliding door, built in wardrobes to opposite wall with sliding doors, double radiator, coved ceiling, dado rail

### **BEDROOM 2**

Double glazed window to rear with stylish shutters, built in cupboard with sliding doors, double radiator, coved ceiling, dado rail

### **SHOWER ROOM**

Double glazed window to side, double shower enclosure with thermostatic shower unit, hand wash basin with cupboard under, low level WC. Chrome towel rail, double glazed window to side, extractor fan, tiled walls, sparkle style floor tiling with electric under floor heating

## **EXTERNALLY**

The property benefits from a large frontage which is laid with two colours of stone chippings to be low maintenance. Inset gated driveway to side, path and steps up to front door and access into rear garden. The rear garden tapers to the end and is laid with paving and has a garden shed.

## **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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speed: Standard 16/Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have limited service indoors but all have signal outside

Planning permission passed in the immediate area: None known

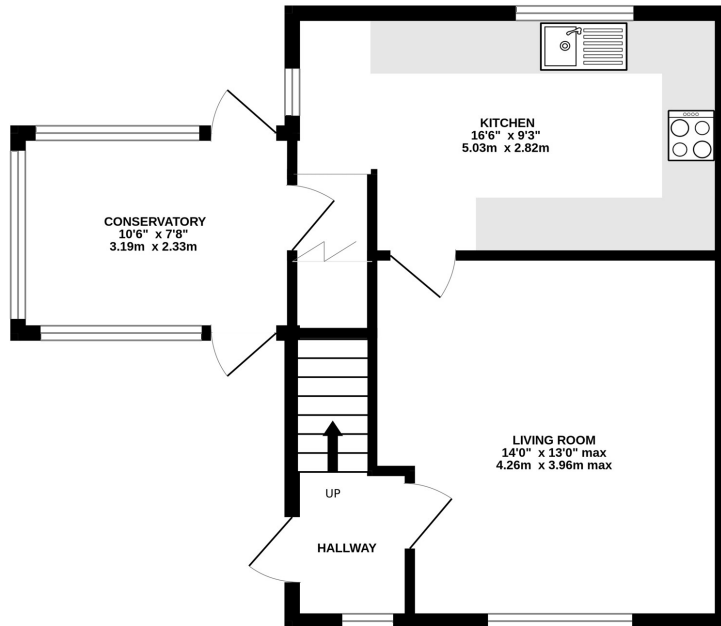
The property is not listed

## **DIRECTIONS**

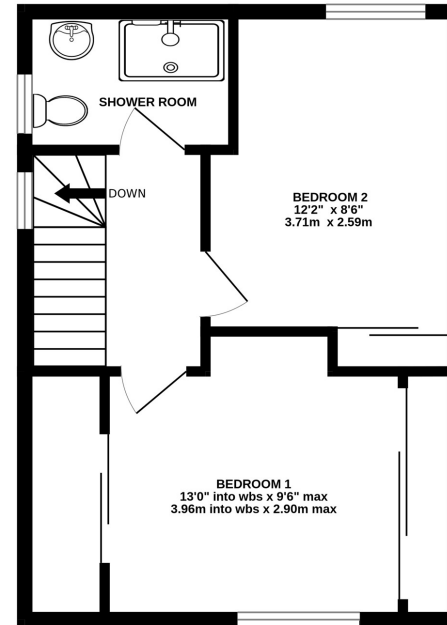
From Cockermouth take the A594 towards Maryport passing through Dovenby and Dearham. Follow the road downhill into Maryport and once you reach Elizabeth Terrace turn left into James Street which becomes Bradbury Avenue. The property will then be located on the right hand side.



GROUND FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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