



18 ELIZABETH STREET | MARYPORT | CUMBRIA | CA15 7PA

PRICE £82,000





SUMMARY

We are acting in the sale of the above property and have received an offer of £88,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This corner terrace home is well located for access to the town centre, station and harbour and has been recently modernised including modern kitchen, bathroom, boiler and stylish internal doors. Offered chain free and decorated in a modern colour palette this will make a great first home and the accommodation includes an entrance hall, stylish living room, separate dining room, modern fitted kitchen, stylish ground floor bathroom and two generous first floor double bedrooms. To the rear there is an enclosed yard with a useful utility store.

EPC band D

GROUND FLOOR ENTRANCE HALL

A part double glazed composite door leads into hall with part glazed stylish doors to both reception rooms, stairs to first floor

LIVING ROOM

Double glazed window to front, TV wall with display niches to either side, double radiator

DINING ROOM

Double glazed window to side, under stairs storage cupboard, double radiator, part glazed door into kitchen

KITCHEN

Double glazed window to side. Newly fitted in a stylish range of base and wall mounted units with work surfaces, single drainer sink unit, tiled splashbacks, electric hob with oven and extractor, space for washing machine, radiator, wood style flooring, door to rear lobby

REAR LOBBY

Part double glazed door to yard, door to bathroom

BATHROOM

Double glazed window to side, panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Chrome towel rail, wood effect flooring, extractor fan, tiled areas.

FIRST FLOOR

LANDING

Doors to both bedrooms

BEDROOM 1

A double bedroom with double glazed window to front, radiator

BEDROOM 2

Double glazed window to side, built in wardrobe, built in cupboard with double doors housing combi boiler and space for linen storage

EXTERNALLY

The property benefits from an enclosed yard with storage shed and access door out onto the street.

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 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates all networks have good signal outside and all have variable signal indoors

Planning permission passed in the immediate area: None known

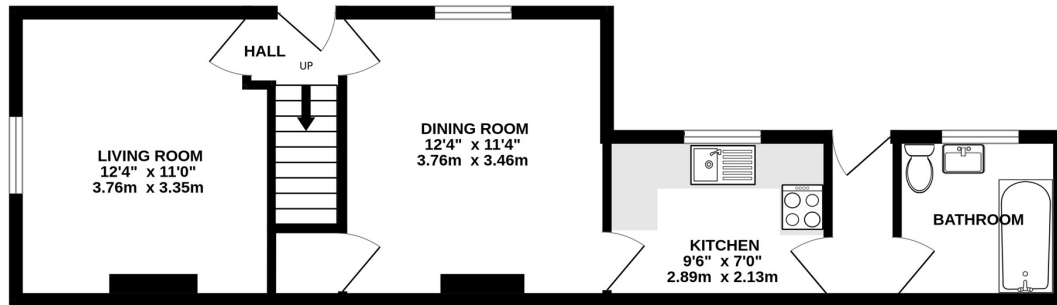
The property is not listed

DIRECTIONS

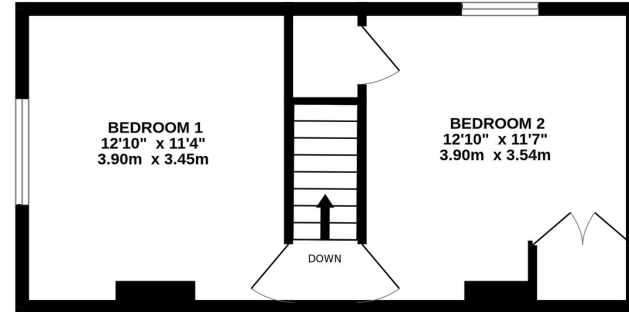
From Cockermouth take the A594 north to Maryport passing through Dearham. Drop down the hill into Ellenborough, passing the right hand bend in the road and continuing as the road becomes Elizabeth Terrace. Turn left into James Street and take the 3rd turning on the right onto Ellenborough Old Road. The property will be located on the right by the turn into Elizabeth Street.



GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			