



43 HIGH STREET | MARYPORT | CUMBRIA | CA15 6BQ

PRICE £60,000





SUMMARY

Ready for renovation, this period home will reward an owner who isn't afraid to get their hands dirty and spend some money on modernisation. Located in the town centre and a short walk from the harbour and sea, the property is generous in size and offers accommodation set over four floors with the added benefit of a courtyard garden to the rear. The property is partly converted but currently has no kitchen and the roof needs significant investment meaning this is one for the seasoned renovator. The accommodation includes hall, living room, kitchen/diner, ground floor WC, two basement rooms, three bedrooms with an en-suite wc and bathroom and then two unconverted attic rooms to the top floor.

EPC Exemption: This property is derelict and not suitable for habitation in its current condition. It is offered for sale as a redevelopment or renovation opportunity. In accordance with the Energy Performance of Buildings (England and Wales) Regulations 2012, an Energy Performance Certificate is not required.

GROUND FLOOR

HALL

A gated passageway leads down to an entry door leading into hall. Doors to rooms, stairs to first floor, store room, double radiator

LIVING ROOM

Former shop window to front, two double radiators, fire surround, wood style floor

GROUND FLOOR WC

Low level WC, pedestal hand wash basin, extractor fan, radiator

KITCHEN/DINING ROOM

Stripped and ready for first fix. Double aspect with two double glazed windows to side and double glazed French doors to garden. feature fireplace, door to stairs leading down to basement rooms

BASEMENT LEVEL

LOBBY

Stairs down from kitchen with doors to both basement rooms

ROOM 1

Used as a temporary kitchen with fitted sink unit

ROOM 2

Used as a home cinema/gaming room with high level window to side.

FIRST FLOOR

LANDING

Door to stairs leading up to attic rooms, French doors leading out onto flat roof of kitchen, doors to rooms

BEDROOM 1

Double glazed window to rear, double radiator, two built in wardrobes, cupboard housing combi boiler

BEDROOM 2

Window to front, double radiator, door to en-suite wc

EN-SUITE WC

Ready for fitment but currently including a WC

BEDROOM 3

Window to rear

BATHROOM

Space for quadrant shower, bath, pedestal hand wash basin and WC. Light tube for borrowed light, double radiator

ATTIC ROOMS

Two generous unconverted rooms with valley gutter between. Currently the main room has no ridge tiles and is open to the elements

COURTYARD GARDEN

Enclosed courtyard garden partly laid to concrete. Requires some finishing.

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: None

Broadband type & speeds available: Standard 19Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating July 25' indicates EE has signal inside and out. The remaining providers have signal outside but limited signal indoors

Planning permission passed in the immediate area: None known

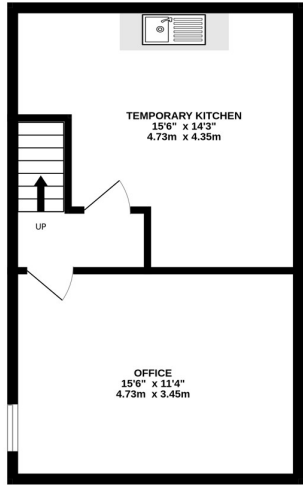
The property is not listed

DIRECTIONS

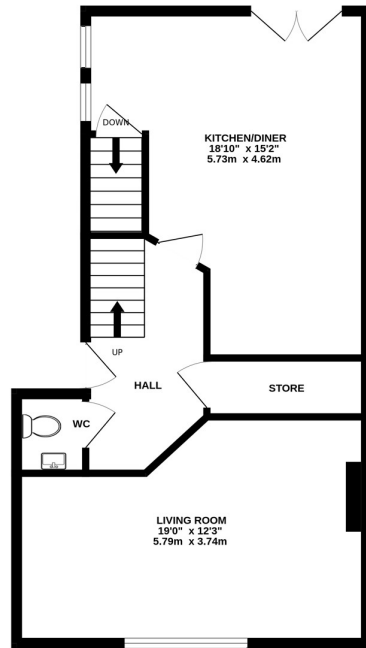
The property is located right in the town centre just off Senhouse Street.



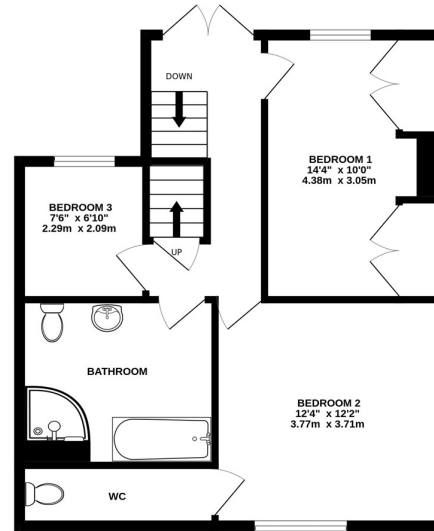
BASEMENT
397 sq.ft. (36.9 sq.m.) approx.



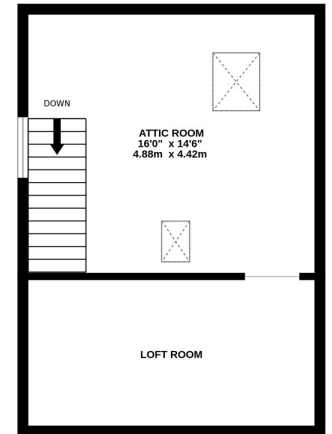
GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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

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