



15 WOOD STREET | MARYPORT | CUMBRIA | CA15 6JZ

PRICE £110,000



Lillingtons
Estate Agents



SUMMARY

This elegant three storey townhouse is located in a handy position for both the town centre amenities and the lovely promenade meaning access to the quayside is also straight forward. The property will make an excellent first home or bolt-hole for buyers who don't want the hassle of a garden and includes an entrance hall, a living room which is open to a kitchen/breakfast room with handy breakfast bar, a larder/utility area, a first floor double bedroom and a lovely bathroom with both roll top bath and shower enclosure and finally a top floor double bedroom. For those who prefer to be out and about in the Lake district or chill by the sea shore, this makes a great buy!

EPC band D

GROUND FLOOR ENTRANCE HALL

A wooden front door with fanlight over leads into hall with door to living room, stairs to first floor, bamboo wooden flooring

LIVING ROOM

Double glazed sash style window to front, chimney breast, double radiator, coved ceiling, bamboo wooden flooring, open to kitchen

KITCHEN/BREAKFAST ROOM

Fitted range of base units with wall shelving and worktops, generous breakfast bar, single drainer sink unit, gas cooker with extractor, space for dish washer and fridge freezer, double radiator, tiled flooring, coved ceiling, door to a walk-in pantry also housing washing machine.

FIRST FLOOR LANDING

Doors to rooms, stairs to second floor, over stairs storage recess, under stair storage cupboard, radiator, built in cupboard

BEDROOM 1

Two double glazed sash windows to front, double radiator

BATHROOM

Velux window to rear, freestanding bath with shower attachment, separate quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Tiled floor and part tiled walls, towel rail.

SECOND FLOOR LANDING

Velux window to rear, double storage cupboard, door to bedroom

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BEDROOM 2

Two double glazed sash windows to front, chimney breast, double radiator, access to loft space

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, gas cooker and extractor

Broadband type & speed: Standard 20Mbps / Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is not listed

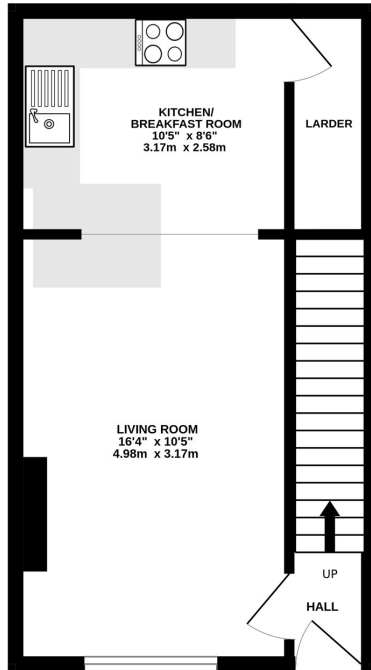
DIRECTIONS

From Cockermouth take the A594 north to Maryport, passing through Dovenby and Dearham. At the main traffic lights in Maryport head straight across onto Wood Street and the property will be located on the left hand side before the road drops down to the quayside.

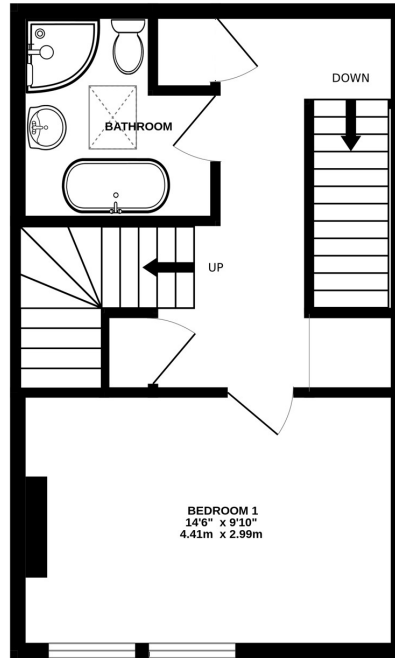




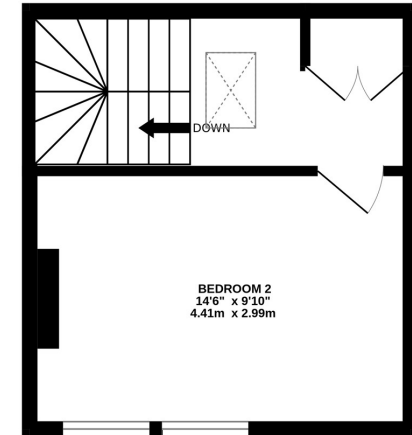
GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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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		
(69-80)	C		
(55-68)	D	60	85
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			