
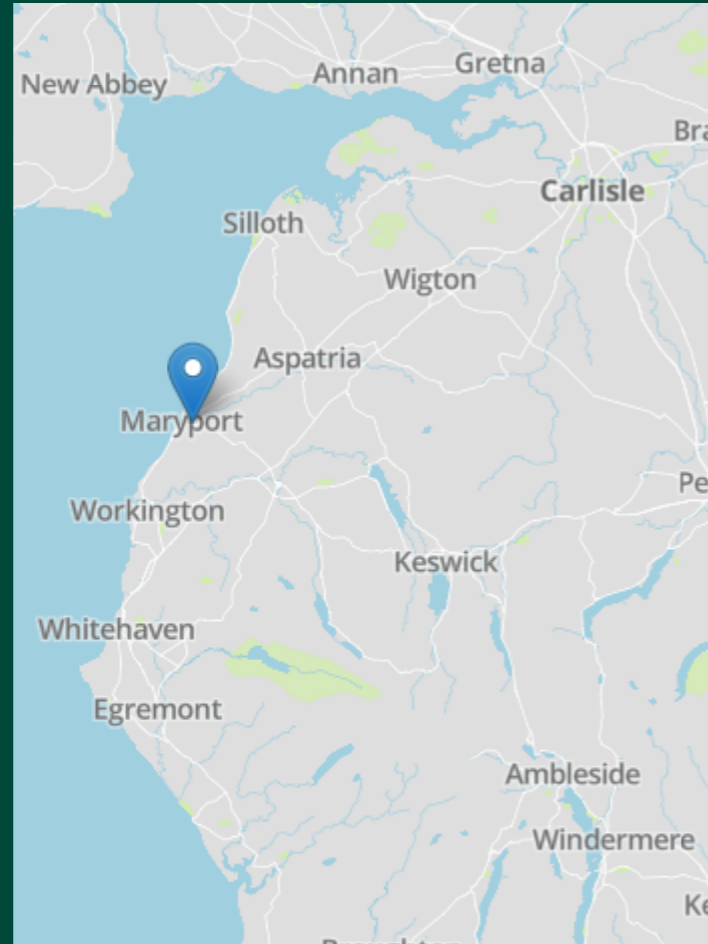


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	






Floor 0

Floor 1

Floor 2



Approximate total area*
1157.34 ft²
107.52 m²

Reduced headroom
14.1 ft²
1.31 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


GIRAFFE360

10 Elizabeth Terrace, Maryport, Cumbria, CA15 7BB

- 3 Bed townhouse
- Recently decorated
- Rear yard
- Ideal investment property
- No onward chain
- Close to local amenities
- Tenure – freehold
- Council tax – Band A
- EPC rating - E

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LOCATION

The property is located in the popular residential area of Ellenborough in Maryport, within a short walk to the town centre shops, services and local primary and secondary schools. With easy access to the town's promenade and picturesque harbour areas as well as excellent transport links to the neighbouring towns of Workington and Cockermouth and the local west coast employment hubs.

PROPERTY DESCRIPTION

A three bedroom townhouse, conveniently situated on the edge of Maryport town centre within just a short walk to local amenities and well-regarded primary and secondary schools.

The property, recently redecorated and fitted with new floor coverings throughout, offers well appointed living accommodation ideal for first-time buyers or those looking to start or expand a rental portfolio. Also worth noting is that all the bedrooms and the bathroom have individual locks fitted which could be useful should the property be utilised for letting or AirBnB purposes.

Spread over three floors, the accommodation comprises entrance hallway, lounge opening into a separate dining area, kitchen incorporating additional utility space, and a downstairs WC on the ground floor. The first floor features two generous bedrooms and a spacious four-piece family bathroom. A third bedroom is located in the eaves on the second floor, offering a fantastic separate living space for older children or a great home office. Externally, there is a small area at the front of the property, with a yard to the rear.

The property is being sold with no onward chain and is now ready for its next owner.

ACCOMMODATION

Entrance Hallway

4.4m x 1.0m (14' 5" x 3' 3") Accessed via uPVC entrance door. Radiator, wood effect laminate flooring, door giving access to staircase to first floor accommodation and part glazed, wooden, double doors to:-

Living/Dining Room

7.7m x 3.1m (25' 3" x 10' 2") Light and airy reception room with attractive bay window to front aspect and further window to the rear elevation. Ceiling coving, feature fireplace housing gas fire, radiator, wall mounted shelving and wood effect, laminate flooring. Ample space for living and dining furniture and open access through to:-

Kitchen

5.4m x 2.0m (17' 9" x 6' 7") Fitted with good range of wooden, matching wall and base units with complementary, recently installed, work surfacing, tiled splash backs and stainless steel sink/drainage unit with mixer tap. Freestanding cooker with extractor fan above, further built in oven, and under counter dishwasher, washing machine, fridge and freezer. Additional, matching work surfacing with space beneath for further white goods if required. Side aspect window, large understairs storage cupboard and door to:-

Utility Area/WC

1.8m x 2.0m (5' 11" x 6' 7") With base unit incorporating sink/drainage unit, wall mounted shelving and obscured, part glazed, uPVC door giving access to the rear yard. A WC is also in situ in this area.

FIRST FLOOR

Landing

2.4m x 0.7m (7' 10" x 2' 4") Providing access to family bathroom.

Family Bathroom

5.0m x 2.0m (16' 5" x 6' 7") Bright and spacious, partly tiled, bathroom fitted with four piece suite comprising bath with shower attachment, shower in enclosure, WC and wash hand basin. Obscured window to side aspect and wood effect, laminate flooring.

Several stairs continue up to a second landing area which gives access to two bedrooms and to a staircase leading to the third bedroom/office on the second floor.

Bedroom 1

3.7m x 3.7m (12' 2" x 12' 2") Generous, double bedroom with window to front aspect and built in wardrobes with sliding, mirrored doors.

Bedroom 2

3.93m x 2.6m (12' 11" x 8' 6") Good sized, rear aspect, double bedroom.

SECOND FLOOR

Bedroom 3/Office/Hobby Room

4.8m x 3.1m (15' 9" x 10' 2") A large, bright room with Velux window.

EXTERNALLY

Courtyard & Enclosed Yard Areas

Small easy to maintain courtyard to the front of the property with low boundary walling incorporating pedestrian access gate. To this rear is an enclosed, secure yard area.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water and drainage. Gas central heating. Double glazing installed throughout. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can easily be found on Elizabeth Terrace and can be identified by a PFK 'For Sale' board.

