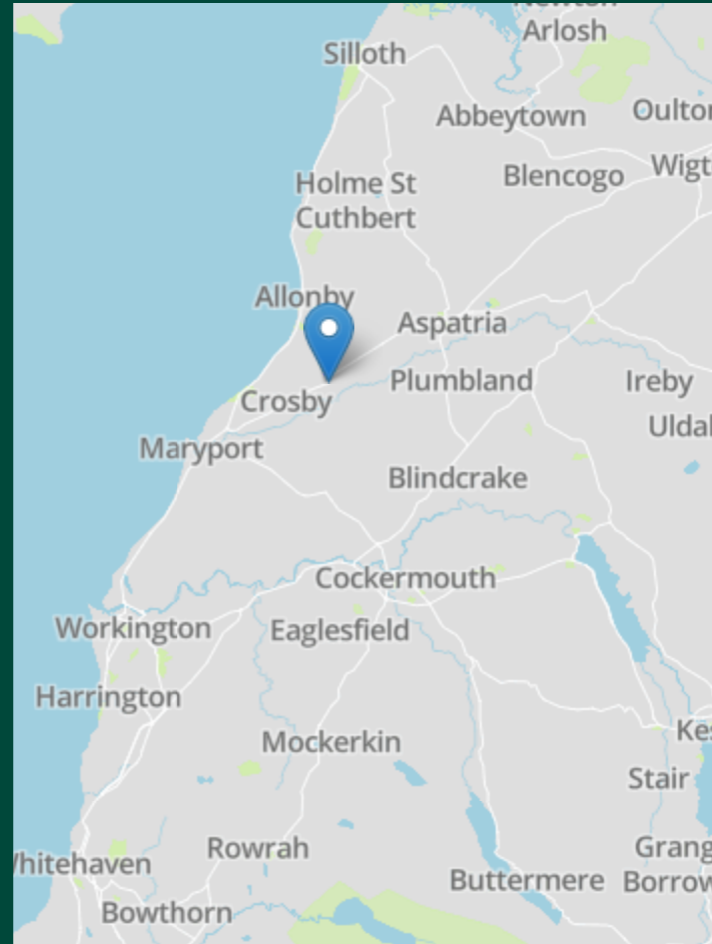


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		80
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	26	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor 0**

Approximate total area\*

829.36 ft<sup>2</sup>  
77.05 m<sup>2</sup>

**Floor 1**

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 24 Lonsdale Terrace, Crosby Villa, Maryport, Cumbria, CA15 6TL

- 2 Bed terraced house
- In need of refurbishment
- Countryside views
- Garage
- Low maintenance garden
- Two outhouses
- Tenure - freehold
- Council tax - Band A
- EPC rating - F

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## LOCATION

Crosby Villa is a hamlet in the civil parish of Crosscanonby situated on the A596 road, approx. 3.7 miles northeast of Maryport and approx. the same distance southwest of Aspatria. Located on the Solway Plain, Crosby Villa is less than a mile from the Solway Coast Area of Outstanding Natural Beauty and around 1.5 miles from Allonby Bay. The village of Crosby is 1.5 miles to the southwest, with Oughterside 2.2 miles to the northeast. Carlisle, Cumbria's county town, is 24 miles away.

## PROPERTY DESCRIPTION

A great opportunity for investors! This two bedroom home needs some work to reach its full potential, but it has all the essentials to become a charming first home or an ideal buy-to-let property. Offering beautiful countryside views, with the added benefits of a garden and garage - and perfectly situated for those commuting to nearby towns.

Accommodation comprises two reception rooms, kitchen and modern shower room to the ground floor, with two large double bedrooms to the upper floor. There is also access into the loft from one of the bedrooms.

At the back of the property, there's a paved and gravelled yard leading to two outhouses, along with a low-maintenance garden which extends to the rear gate and a garage providing off road parking.

## ACCOMMODATION

### Entrance Porch

1.1m x 1.0m (3' 7" x 3' 3") Accessed via uPVC entrance door with part glazed, inner door leading into:-

### Hallway

3.68m x 1.03m (12' 1" x 3' 5") max. Providing access to two reception rooms and the kitchen. Stairs to first floor accommodation.

### Living Room/Reception Room 1

3.9m x 3.0m (12' 10" x 9' 10") Front aspect reception room with radiator.

### Dining Room/Second Reception Room

3.3m x 4.1m (10' 10" x 13' 5") Rear aspect reception room with feature electric fire set in wooden surround, radiator, built in storage cupboards and further under stairs storage cupboard. Door to:-

### Kitchen

3.4m x 1.8m (11' 2" x 5' 11") Side aspect kitchen fitted with a range of matching wooden wall and base units with contrasting work surfaces, tiled splash backs and stainless steel sink/drainer unit with mixer tap. Space/point for freestanding cooker, and space for under counter fridge/freezer. Door to:-

### Rear Lobby

08m x 1.8m (26' 3" x 5' 11") With uPVC door giving access to the rear yard area and inner door into:-

### Shower Room

1.7m x 1.8m (5' 7" x 5' 11") Fully tiled shower room fitted with shower in enclosure, WC and wash hand basin. Obscured window to yard area, and radiator.

## FIRST FLOOR

### Landing

0.9m x 0.8m (2' 11" x 2' 7") Providing access to two bedrooms.

### Bedroom 1

3.9m x 4.1m (12' 10" x 13' 5") Front aspect, generous double bedroom with radiator and large, built in storage cupboard - which also provides access to the attic space.

### Bedroom 2

3.3m x 3.8m (10' 10" x 12' 6") Rear aspect, double bedroom enjoying open countryside views. Radiator.

## EXTERNALLY

### Garage

Situated and accessed via the rear of the property. With up and over door.

### Rear Yard & Garden

The property has the benefit of a yard area with two useful outhouses and a good sized garden space - which is currently laid with decorative stones for ease of maintenance.

## 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, water & drainage. Oil central heating and 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 is easily located on the terrace and can be identified by a PFK 'For Sale' Board.

