



9 EWANRIGG BROW | MARYPORT | CUMBRIA | CA15 7QU

PRICE £110,000





SUMMARY

This elegant bay fronted terrace house is located on the outskirts of the coastal town of Maryport and provides surprisingly generous accommodation set over three floors. The property which is offered chain free includes a living room with bay window, a large kitchen/dining room, a generous utility room and a decent modern ground floor bathroom, two first floor double bedrooms and a large top floor attic bedroom with a Velux window affording super views towards the coast. The house is set back from the roadside with a low maintenance front garden and also includes a rear yard. A great home for the money!

EPC band D

GROUND FLOOR ENTRANCE

A part glazed composite door leads into living room

LIVING ROOM

An elegant room with double glazed bay window to front, gas fire with surround and hearth, coved ceiling, double radiator, stairs to first floor, door to kitchen

KITCHEN/DINING ROOM

A generous room fitted with a range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, radiator with cover, under stairs cupboard with space for fridge freezer, space for dining table and chairs, wood style flooring, open to utility

UTILITY ROOM

Double glazed window to side, single drainer sink unit with cupboard and work surface, space for washing machine and dishwasher, radiator, PVC door to yard, door to bathroom

BATHROOM

Double glazed window to side, P-shaped bath with twin head thermostatic shower unit and screen, hand wash basin with cupboards under, low level WC. Tiled splashback, double radiator, cupboard housing combi boiler

FIRST FLOOR LANDING

Doors to rooms, radiator, stairs to Attic bedroom

BEDROOM 1

Double glazed window to front, built in cupboard, double radiator

BEDROOM 2

Double glazed window to rear, double radiator, dado rail



SECOND FLOOR ATTIC BEDROOM

Stairs lead up into a generous Attic room used as a bedroom with space for double bed and daybed, a part vaulted ceiling, Velux window to front with views towards the sea, double radiator

EXTERNALLY

From the roadside steps lead up to a level frontage with space for potted plants and bench, plus access to front door. Enclosed rear yard to rear.

AGENTS NOTE

We have been informed by the seller that furniture can be included in a sale if desired, assuming a suitable price is agreed.

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 15Mbps / Superfast 71Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates All networks have service both inside and outside the property.

Planning permission passed in the immediate area: None known

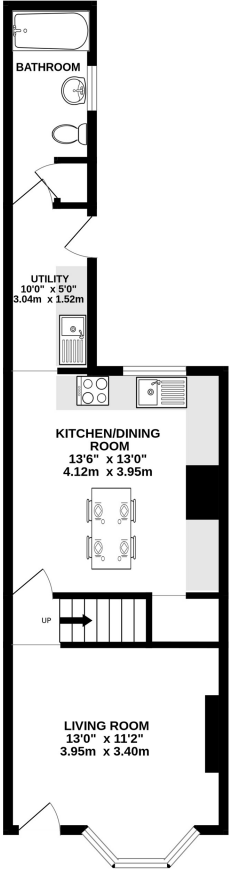
The property is not listed

DIRECTIONS

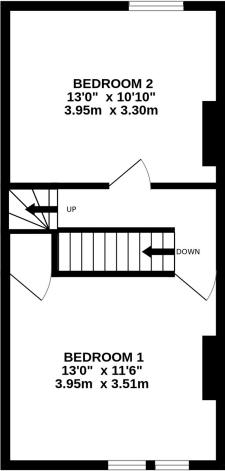
From Cockermouth take the A594 to Maryport, passing through Dovenby and Dearham. Follow the road downhill into Maryport and turn left into Ellen Villa before the right hand bend in the road. Take the second turning on the left and the property will be located on the left hand side of the road.



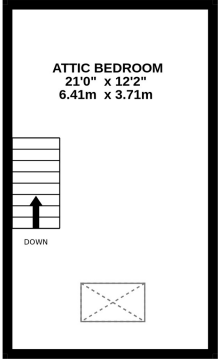
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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.
Made with Metropix 6/2025

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(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		