



40 MARYPORT ROAD | DEARHAM | MARYPORT | CUMBRIA | CA15 7EG

PRICE £135,000







## SUMMARY

This end terrace cottage style home backs onto fields behind and at the side you will find a gated parking area for 3 cars, plus a Nissen Hut style garage/workshop making this perfect for a car tinkerer, wood turner or people with other such hobbies. The property which has been re-roofed includes a double glazed porch, hall, a double aspect living room, separate dining room, large extended kitchen, ground floor bathroom plus two first floor double bedrooms, the main bedroom having an en-suite WC. A ladder stair in bedroom 1 leads up to a useful attic room for storage. Properties offering this amount of external space are rare at this price point so don't wait, book yourself an early viewing!

EPC band TBC

## GROUND FLOOR ENTRANCE PORCH

A double glazed door leads into porch with double glazed windows to side and rear, part double glazed PVC door into hall

## ENTRANCE HALL

Part glazed door to living room, opening into dining room, stairs to first floor

## LIVING ROOM

Two double glazed windows to front, double glazed window to side, double radiator, coved ceiling

## DINING ROOM

Double glazed window to side, electric stove effect fire in chimney breast, double radiator, coved ceiling, under stairs storage cupboard, double doors lead into kitchen

## KITCHEN

A double aspect room with double glazed window to side and rear, fitted range of base and wall mounted units with work surfaces, tiled splashbacks, single drainer sink unit, space for cooker, fridge freezer and washing machine, part double glazed door to side, double radiator, door to utility area

## UTILITY AREA

Wall mounted combi boiler, space for tumble dryer, coved ceiling, door to bathroom

## BATHROOM

Double glazed window to side, panel bath with shower attachment and screen, hand wash basin with cupboard under, low level WC. Double radiator, coved ceiling, extractor fan

## FIRST FLOOR LANDING

Doors to bedrooms



## BEDROOM 1

Double glazed window to rear, double radiator, built in wardrobes with sliding doors, second wardrobe with sliding doors, door to a cupboard with radiator and ladder stair leading up to loft room, door to en-suite WC

## EN-SUITE WC

Low level WC and wall mounted hand wash basin

## BEDROOM 2

Double glazed window to front, double radiator, coved ceiling

## EXTERNALLY

To the side of the property are two gates positioned side by side. One of these opens to an enclosed path to porch and the other double gate opens onto the drive which is laid to concrete and is large enough for 2-3 vehicles. This leads to a paved, enclosed courtyard garden area to the rear.

The nissen hut style outbuilding can serve as a garage and measures 16'6" x 15' with twin opening doors, power and light connected. Inside this is a separate workshop with internal door measuring 16'6" x 7'6" which at present serves as a tool room.

## 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

Broadband type & speeds available: Standard 7Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE and O2 have signal indoors, Vodafone has limited service but 3 has none. All networks have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

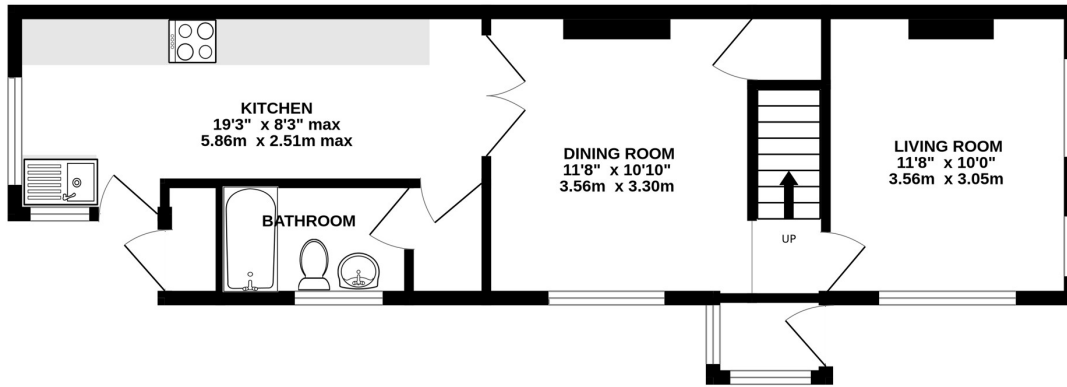
From Cockermouth take the A594 towards Maryport, passing through Dovenby and entering Dearham. The property will be located on the left side opposite the BP petrol station & shop







GROUND FLOOR  
490 sq.ft. (45.6 sq.m.) approx.

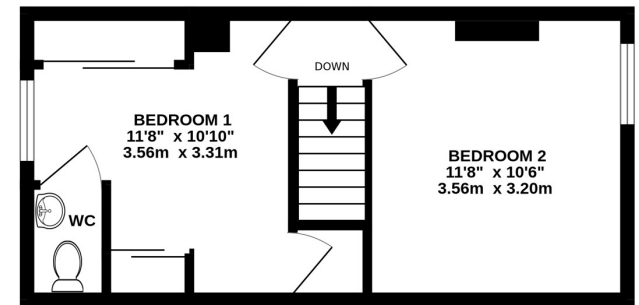


TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

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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1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



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.