

PFK

6 Woodlands Drive, Maryport, Cumbria CA15 7AX

Guide Price: £230,000





LOCATION

Situated on a superb plot in one of the most popular areas of the picturesque, coastal town of Maryport. With easy access to the towns major shops and services and delightful harbour and promenade.

PROPERTY DESCRIPTION

6 Woodlands Drive is an extended four bed semi detached, sat within a large wraparound plot in a highly sought after part of Maryport. Offering fantastic, spacious accommodation with potential for further extension, and a family friendly location, this is perfect for the growing family to make their forever home.

The accommodation is well presented and briefly comprises lounge-dining room, contemporary kitchen, utility area and shower room to the ground floor with three double bedrooms, a larger than normal single, and a three piece family bathroom to the first floor.

Externally there are wraparound lawn, patio and decorative chipped area gardens, an oversized single garage with workshop potential and offroad parking.

Sold with no onward chain and ready to move straight into, 6 Woodlands Drive is sure to be popular.

ACCOMMODATION

Entrance Hall

Access via part glazed UPVC door with glazed side panel. With decorative coving, stairs to the first floor, telephone and broadband points, laminate flooring and part glazed doors to ground floor rooms.

Lounge/Dining Room

3.94m x 6.46m (max) (12' 11" x 21' 2") A light and airy dual aspect room with sliding door giving access to the rear garden. Decorative coving, Living Flame gas fire in marble hearth and surround, TV and telephone points, space for three piece suite and four to six person dining table.

Kitchen

3.45m x 3.82m (11' 4" x 12' 6") Contemporary kitchen fitted with a range of wall and base units in a light cream finish, with grey wood effect complementary work surfacing and splashbacks, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances including four burner, countertop mounted gas hob with glass splashback and stainless steel extractor over, separate electric oven and grill, under counter fridge and dishwasher. Space for a small dining table, rear aspect window and door leading to the utility area and garage.

Utility/Garage Area

3.96m x 5.11m (13' 0" x 16' 9") (overall maximum measurements) The utility area has space and plumbing for washer/dryer, wall mounted gas combi boiler, door to shower room and part glazed UPVC door leading to the rear garden. The garage area has an electric up and over door, wall mounted shelving, power, lighting and water tap.

Shower Room

2.19m x 1.80m (max) (7' 2" x 5' 11") Fitted with three piece suite comprising corner shower cubicle with electric shower, wash hand basin and WC, tiled walls and flooring, obscured window.

FIRST FLOOR LANDING

With doors leading to bedrooms and bathroom.

Bedroom 1

3.33m x 3.02m (max) (10' 11" x 9' 11") Front aspect, light and airy double bedroom with decorative coving, fitted wardrobes and built in shelved airing cupboard.

Bedroom 2

3.08m x 3.91m (10' 1" x 12' 10") Rear aspect double bedroom with decorative coving, telephone point and a range of fitted bedroom furniture.

Bedroom 3

2.30m x 3.13m (7' 7" x 10' 3") Front aspect single bedroom with loft access hatch and a bank of fitted wardrobes and drawers.

Bedroom 4

2.48m x 6.50m (8' 2" x 21' 4") A light and airy, triple aspect double bedroom with decorative coving, TV point and wall mounted lighting.

Bathroom

1.63m x 2.16m (5' 4" x 7' 1") Fitted with three piece suite comprising bath with electric shower over, wash hand basin and WC, vertical heated chrome towel rail, tiled walls and flooring, obscured rear aspect window.

EXTERNALLY

Gardens and Parking

There is offstreet parking for one car on the driveway leading to the garage and an enclosed, small lawned garden to the front with mature borders and decorative chipped area which wraps around to the left hand side of the property. Gated side access leads to a further generous lawned area with mature perennial borders. The rear garden is laid to decorative chippings and patio seating areas with mature raised beds and borders. A substantial garden area which lends itself well to an extension without sacrificing or compromising on garden space, subject to the appropriate planning permissions.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold (TBC).
The EPC rating is D.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

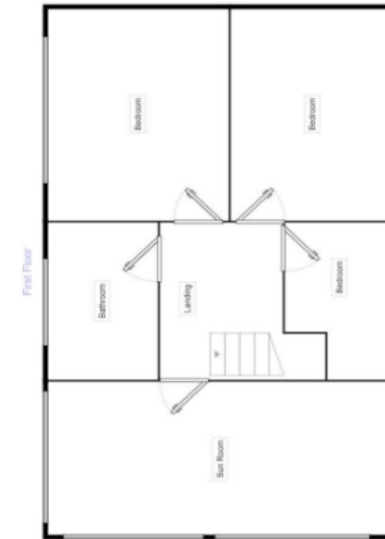
Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Cockermouth take the A594 in the direction of Maryport. Pass through Dovenby and Dearham, continuing on into Maryport, then take the right turn into Meadow Way and immediately left into Woodlands Drive where the property can be found on the right, on the corner of Springfield Road.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Measurements are approximate. Not to scale. For illustrative purposes only.