



4 THOMPSONS TERRACE | FLIMBY | MARYPORT | CUMBRIA | CA15 8QA

PRICE £65,000







## SUMMARY

We were pleasantly surprised by this traditional cottage style home which is offered for sale with no onward chain and is located within easy access of the village school, station and the coastline. The accommodation includes an entrance hall, living room, separate dining room, kitchen and ground floor shower room. To the first floor there are two double bedrooms and at the rear there is an enclosed courtyard style garden. A great house for a sensible price!

EPC band D

## GROUND FLOOR ENTRANCE HALL

Part double glazed PVC door to hall with doors to rooms, radiator, stairs to first floor

## DINING ROOM

Double glazed window to front, radiator, coved ceiling

## LIVING ROOM

Double glazed window to rear, radiator, electric fire with surround and hearth, under stairs storage cupboard, door to kitchen

## KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with cupboards under, tiled splashbacks, double radiator, space for cooker, fridge and washing machine, two double glazed windows to side, opening to rear lobby

## REAR LOBBY

Door to shower room, part double glazed door to courtyard

## SHOWER ROOM

Double glazed window to side, double shower enclosure with electric unit, pedestal hand wash basin, low level WC. Double radiator, extractor fan, built in double cupboard.

## FIRST FLOOR

### LANDING

Doors to bedrooms

## BEDROOM 1

Double glazed window to front, double radiator, coved ceiling

## BEDROOM 2

Another double bedroom with double glazed window to rear, radiator, coved ceiling, built in cupboard with combi boiler

## EXTERNALLY

To the rear is an enclosed courtyard garden laid to concrete and with paved patio area plus rear access gate

## 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: 01946 590412

[whitehaven@lillingtons-estates.co.uk](mailto:whitehaven@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 5Mbps / Superfast 51Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates Vodafone and O2 have good signal inside and out. EE has variable signal indoors but ok outside. 3 has limited signal indoors.

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

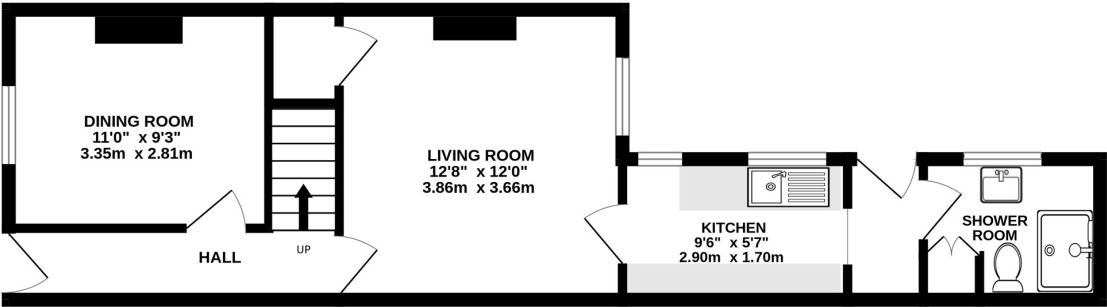
From Workington head north on the A595 towards Maryport and enter the village of Flimby. Pass the station on the left and turn right into Chapel Street. At the T-junction turn left into Ryehill Road and the property will be located on the left hand side.



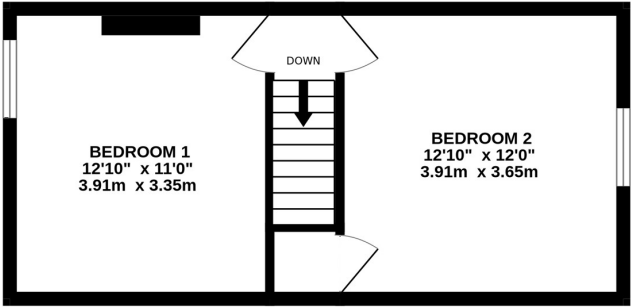




GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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