

HUNTERS®

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Mill Street

Maryport, CA15 6DF

Guide Price £164,000



- Spacious Townhouse set over Four Floors
- Well Presented Throughout
- Living Room with Electric Fire
- Garage with Inspection Pit
- Gas Central Heating, Double Glazing & Security Alarm System
- Maryport Town Centre Location
- Family Room and Kitchen to the Basement Level
- Three Double Bedrooms
- Low-Maintenance Rear Yard
- EPC - D

Tel: 01228 584249

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Guide Price £164,000



This three double bedroom townhouse is located moments from the heart of Maryport with an ease of access to many amenities and transport links. The generously proportioned accommodation is spread over four floors boasting a converted basement level allowing a wonderful family room and kitchen, with an additional living room on the first floor meaning there is ample entertaining space whilst upstairs, there are three double bedrooms over the first and second floors. Stepping outside, a low-maintenance yard provides excellent space to enjoy summer evenings with the additional benefit of a generously sized detached garage with inspection pit. A viewing comes highly recommended.

The accommodation briefly comprises entrance hall, living room, hallway, bathroom and utility on the ground floor with a family room and kitchen to the basement level, a landing, two double bedrooms and WC/cloakroom to the first floor and a third double bedroom to the attic level. Externally there is an enclosed rear yard and large garage. Gas central heating and double glazing throughout. EPC - D and Council Tax Band - A.

The coastal town of Maryport has an excellent array of conveniences for every-day living including schools, local convenience stores, supermarkets, garages, bars, restaurants and takeaway restaurants. Other local attractions including the Maryport Aquarium and Marina are all within walking distance. For those looking to commute the A596 is minutes away with the addition of Maryport Train Station and local bus routes within close proximity.

ENTRANCE HALL

Entrance door from the front with internal door to the living room.

LIVING ROOM

Double glazed window to the front aspect, radiator and wall-mounted electric fire with surround. Internal door to the hallway.

HALLWAY

Stairs to the first floor with under-stairs cupboard, radiator, internal doors to the bathroom, utility room and staircase down to the basement level.

BATHROOM

Four piece suite comprising WC, pedestal wash hand basin, bath with hand shower attachment and shower enclosure benefitting a mains powered shower. Part tiled walls, radiator and obscured double glazed window.

UTILITY ROOM

Space and plumbing for a washing machine, space for a tumble drier, radiator, wall-mounted gas boiler and double glazed window to the rear aspect.

FAMILY ROOM

Double glazed window to the rear aspect, double glazed French doors to the rear yard, two radiators, recessed spotlights, gas fireplace with hearth and surround, open staircase to the ground floor hallway, two internal windows to the kitchen and internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall storage units with ample worksurfaces above. Integrated electric oven, gas hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, radiator and two obscured double glazed windows.

LANDING

Stairs up from the ground floor hallway with further staircase to the second floor bedroom. Internal doors to two bedrooms and WC/cloakroom.

BEDROOM ONE

Double glazed window to the front aspect, radiator and extensive fitted wardrobes and drawers.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, under-stairs storage space and fitted wardrobes and drawers.

WC/CLOAKROOM

Two piece suite comprising WC and wash hand basin. Fully tiled walls, recessed spotlights and extractor fan.

BEDROOM THREE

Stairs up from the first floor landing, double glazed Velux window, recessed spotlights, radiator and loft access point.

EXTERNAL

The rear yard is enclosed, benefitting a cold water tap, large storage space and steps with raised terrace including access to the garage. On-street parking to the front.

GARAGE

Complete with electric up and over garage door, power, lighting, cold water tap, space and plumbing for a washing machine, built-in workbench and inspection pit.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/mountains.obviously.markets) and enter - mountains.obviously.markets

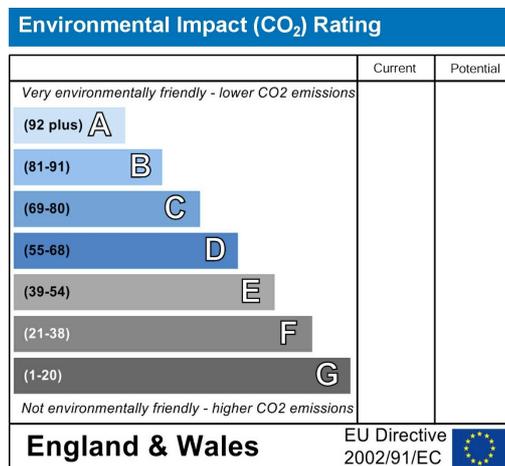
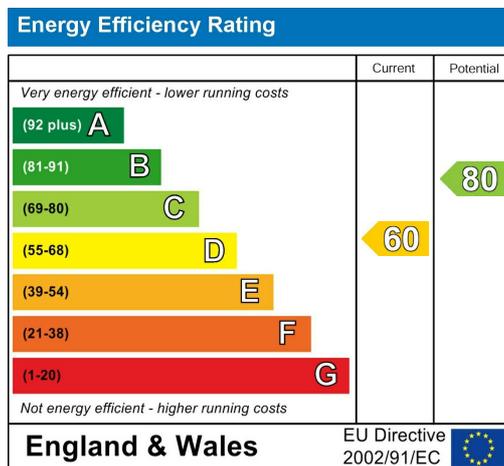
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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