



## Oakland Avenue, Maryport

- Three bed semi detached
- Modern fitted kitchen
- Integral garage
- Garden front and rear
- Gas central heating, Double glazing
- Large living room / diner
- Stylish bathroom
- Block-paved driveway
- Cul-de-sac location
- EPC- D Council tax band- B

**Guide Price £185,000**

**HUNTERS®**

HERE TO GET *you* THERE

# Oakland Avenue, Maryport

## DESCRIPTION

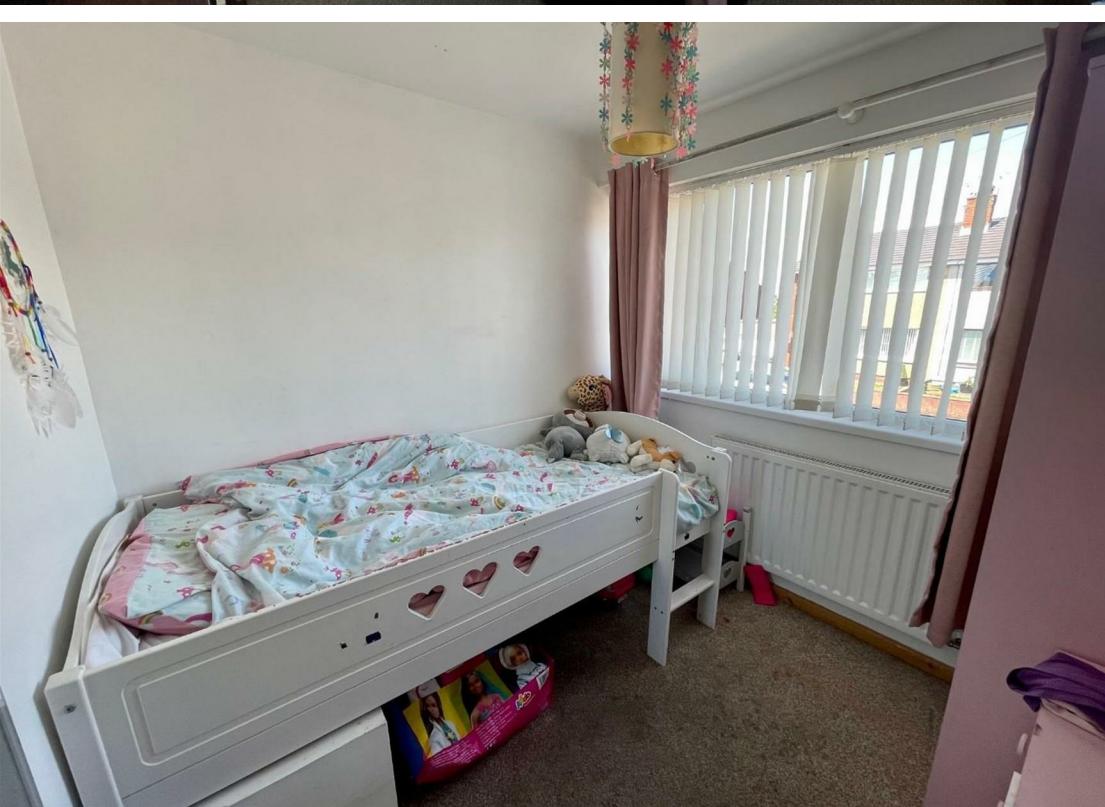
This is a perfect buy for a growing family. We love the spacious feel of the accommodation with a large living room, useful dining space alongside the well fitted kitchen, and the elevated views over the rear garden. There are three bedrooms, two of which are large doubles, and a stylish bathroom. Outside there are gardens front and rear for the kids to play or for the adults to garden and the house sits towards the head of a quiet cul-de-sac.

In summary the accommodation comprises of a useful entrance vestibule, large living room and diner, fitted kitchen, three bedrooms, family bathroom and integral garage. It benefits from double glazing and gas central heating.

Maryport town centre is 0.8 miles away where you will find a range of amenities including local shops, bars and restaurants. There are local infant and junior schools and the Netherhall Secondary School. The harbour area is a draw for visitors where you will find attractions like the Lake District Coast Aquarium and the Wave Centre.

Maryport is located on the A596 road 6 miles north of Workington and has a railway station connected to the Cumbrian Coast Line. The seaside resort town of Silloth is 12 miles north and on the way you can enjoy breath-taking views of the Solway Firth.





GROUND FLOOR



1ST FLOOR



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 ©2023

## Viewing

Please contact our West Coast office on 01900 872001 if you wish to arrange a viewing appointment for this property or require further information.

Hunters, Unit 15 Lillyhall Business Centre, Jubilee Road

Tel: 01900 872001 Email:

centralhub@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		62
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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.

# HUNTERS®

HERE TO GET *you* THERE