

SMEATONS

Residential & Commercial Property Agents, Chartered Surveyors, Valuers & Auctioneers

41 Main Street, Cockermouth CA13 9JS Tel: 01900 828214/828239 Fax 01900 824305
16 Station Street, Keswick CA12 5HJ Tel: 017687 72370 Fax: 017687 72432

MARYPORT

CUMBRIA

To Let **UNFURNISHED**

61 Main Street Dearham
Two Bedroom Detached Cottage with Conservatory & Off-road
Parking Area



Located within the village of Dearham, offering easy access to Cockermouth, the North Western Lakes, Maryport and the Solway Coast. The property benefits from central heating throughout and offers pleasing, well maintained accommodation, which comprises of living kitchen with 'Rayburn' and ample dining area, utility room, cloakroom, sitting room and conservatory to the ground floor. With two double bedrooms and bathroom to the first floor. Outside the front is laid to block paving to provide parking and the rear garden is chiefly laid to stone chippings and a hardstand.

Rent: £450 pcm

Deposit: £450

Admin Fee: £75 pp + VAT

Pets considered

No Smokers

No DSS

VIEWINGS: By appointment with the Agent.

Smeatons for themselves and the valuers of this property whose agents they are given notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the Part of Smeatons or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Smeatons nor any person in their employment has any authority to make of give, any representation or warranty whatever in relationship to this property. 6. No responsibility can be accepted for loss of expense incurred in viewing or in the event of any property being sold, let or withdrawn.

ENTRANCE: By way of wooden front door, leading in to the kitchen.

Off the kitchen and by way of a small inner hallway a door leads in to the

LOUNGE: 14' x 11'2" (4.28m x 3.39m). Having a stone built fire place with gas effect log burning stone. UPVC double glazed window. From the lounge a stair case with wooden hand rail leads to the first floor.

CLOAKROOM: Having WC, wash hand basin, double radiator and tiled flooring. A UPVC double glazed door gives access to the

CONSERVATORY: 14' x 7'5" (4.28m x 2.26m). With further recessed area, double glazed windows and double glazed doors leading out on to the rear garden.

KITCHEN / DINING ROOM: 13'11" x 11'11" (4.24m x 3.64m). With gas fired range providing the central heating and hot water for the property. There is a good range of floor, wall and display cabinets with laminated work surfaces, electric cooker point, tiled flooring, ample dining area, double radiator, double glazed window and open access with steps leading up to the rear hall way and off which is

UTILITY ROOM: 11'2" max x 5'3" max (3.41m x 1.62m). With two UPVC double glazed windows, plumbing for a washing machine, sink unit with central mixer tap and drainer. Various base units and work surfaces. Open under stairs storage area.

BEDROOM 1: 13'11" x 11' (4.26m x 3.37m). There are a good range of fitted wardrobes (the measurements are in to the wardrobes) with chest of drawers, display shelving, Victorian fire place with dog grate, double radiator and window. Airing cupboard housing the hot water tank. Loft access.

BEDROOM 2: 12' x 8'5" (3.66m x 2.56m). With OPVC double glazed window and double radiator.

BATHROOM: 9'1" x 5'2" (2.76m x 1.57m). Having a WC, wash hand basin, corner bath with shower over, partially tiled walls, radiator and UPVC double glazed opaque window.

OUTSIDE: To the front of the property is mainly block paved to provide off-road parking and is mainly enclosed by wall. The rear garden is chiefly laid to stone chippings and there is a hard standing area. The whole of the rear is enclosed mainly by fencing.

Services: Main water, drainage, electric and gas

Directions: Travelling from Smeatons in Maryport, proceed on the Dearham road, at the crossroads in Dearham by the Ploughman and Commercial Public House, turn down Central Road, proceed to the bottom and by the shop take a left turning on to Main Street and the property is 200 / 300 metres down on the left hand side.



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