

SMEATONS

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Maryport

CUMBRIA

To Let **UNFURNISHED**

8 GREENWOOD TERRACE
The Three Bedroom Terraced Property



A three bedroom inner terraced property with low maintenance gardens to front and rear, and parking space to rear of property.

With UPVC double glazing and gas central heating the property briefly comprises, lounge, kitchen, bathroom and three first floor bedrooms.

Internal viewing is strongly recommended.

Rent: £395 pcm

Deposit: £395

Admin Fee: £75 pp + VAT

No Pets.

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.
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Entrance: By way of wooden front door with opaque glazed panels into

Hallway: With radiator, telephone point, coat hooks, wooden dado rail, under stairs storage area, smoke detector, and doors to

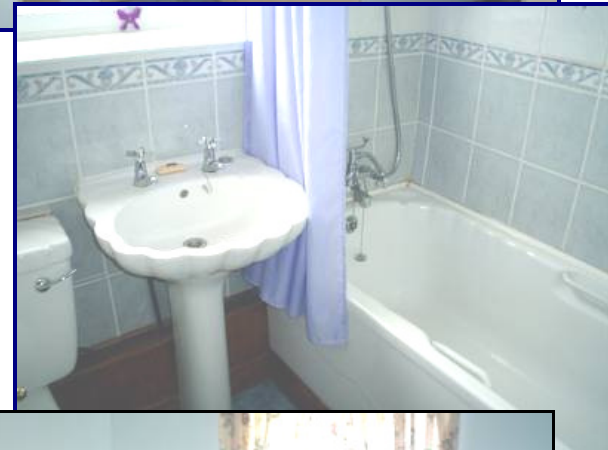
Living Room: 13'11" x 11'3" max (4.25m x 3.44m). With UPVC double glazed window to front, double radiator, wooden fire surround with tiled inset, tiled hearth and fitted gas fire with back boiler serving gas central heating system and domestic hot water. Wooden ceiling beams, ceiling coving, wooden dado rail.



Kitchen: 8'1" x 11'3" max (2.47m x 3.44m). With UPVC double glazed window to rear, double radiator, half tiled with range of fitted floor and wall mounted kitchen units with laminate work surfaces. Single stainless steel sink and drainer with chrome mixer taps, fitted electric oven and 4 ring electric hob with fitted hood over. Plumbing for automatic washing machine, various electrical sockets, ceramic tiled floor, ceiling coving, wall mounted extractor fan. External wooden door with opaque glazed panel to rear garden.



Bathroom: 6'2" x 5'7" (1.89m x 1.68m). With UPVC opaque double glazed window to rear, single radiator, half tiled with three piece suite in white including panelled bath with chrome mixer taps and shower attachment. Ceiling coving, tiling to bath/shower area and ceramic tiled floor.



From the hallway a dog leg staircase leads to a **Landing:** With smoke detector, hatch to loft area and doors to:-

Bedroom 1: 13'3" x 9'9" max (4.4m x 2.97m). With UPVC double glazed window to front, single radiator, door to walk in shelved storage cupboard. Wooden dado rail and ceiling coving.

Bedroom 2: 8'8" x 10'7" (2.64m x 3.22m). With UPVC double glazed window to rear, single radiator, ceiling coving and wooden dado rail. Door to shelved storage cupboard.

Bedroom 3: 8'8" x 7'3" (2.62m x 2.21m). With UPVC double glazed window to rear, single radiator, ceiling coving and wooden dado rail.

OUTSIDE: To the front is a paved patio area enclosed by a low wall and wooden perimeter fence.

Steps lead down to a paved patio area with outside water tap. Further steps to garden mainly laid to lawn with paved path, wooden garden shed and red shillied planter borders. Wooden gate to rear giving access to concreted parking area.



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