



63 Sycamore Road, Maryport, CA15 7AE

Guide Price **£260,000**

PFK

63 Sycamore Road

The Property:

A beautifully and immaculately presented two bed (formerly three bed) bungalow, which has been thoughtfully reconfigured to create a spacious and modern home, ideally suited to those downsizing or looking towards retirement living.

The original layout has been carefully transformed from a three bed bungalow into a generous two bed home, creating a large reception space and removing the former box room to enhance the space. The property could, if required, be easily converted back to a three bed layout should bedroom space be prioritised over reception space.

In brief, the accommodation comprises an entrance hallway with storage cupboard, a large open plan living and dining space with French doors opening to the outside, and a well proportioned extending kitchen offering an excellent range of cupboard space and integrated appliances. There are two double bedrooms, one benefitting from an ensuite shower room, along with a further modern family bathroom.

Externally, the property offers driveway parking for multiple vehicles, a small front garden, and a low maintenance paved rear area. There is also a garden shed, and the property enjoys a pleasant outlook backing onto open space with no properties directly behind. In addition, there is a garage with up and over door and power.

The property has also benefitted from recent upgrades, including new windows with integrated blinds, new sills and a new front door.

Offered with no onward chain and ready to view, this is a superb home which is sure to prove popular.





63 Sycamore Road

Location & Directions:

Sycamore Road is located in a popular and well established residential area of Maryport, offering a peaceful setting while still being conveniently close to the town centre and local amenities. Maryport itself is a traditional Cumbrian harbour town on the Solway coast, known for its scenic surroundings, maritime history and relaxed coastal lifestyle. The area benefits from a good range of everyday facilities including shops, cafés, schools and healthcare services, all within easy reach. There are also pleasant coastal walks nearby, as well as access to the harbour, marina and promenade, making it particularly appealing for those who enjoy the outdoors. Transport links are strong for a coastal town, with easy access to the A596 providing connections to Workington, Carlisle and surrounding west Cumbrian employment centres. Public transport links also serve the area well.

Directions

The property can be easily found at the end of Sycamore Road, at number 63. Postcode: CA15 7AE What3words: [///grapes.confident.typist](https://www.what3words.com/#!/grapes.confident.typist)

- **Beautifully presented 2 bed (formerly 3 bed) bungalow**
- **Tenure: Freehold**
- **Council Tax: Band C**
- **EPC rating C**

ACCOMODATION

Hallway

With two storage cupboards and loft access.

Lounge/Dining Room

19' 8" x 15' 8" (5.99m x 4.77m)

Spacious lounge/diner with newly installed windows with integrated blinds and French doors (also with integrated blinds). The living area is larger than average for the estate, having been extended by converting a former bedroom into additional reception space.

Kitchen

21' 2" x 4' 10" (6.45m x 1.48m)

High quality kitchen with a range of matching base and wall units, contrasting work surfaces and splashbacks. Includes gas hob with extractor, double oven, integrated dishwasher, sink with drainer, and space for washing machine, dryer and microwave. Windows to rear and side with integrated blinds, spotlights, and multiple power points.

Bedroom 1

Front facing double bedroom with newly installed windows with integrated blinds, storage cupboard and access into the ensuite.

Ensuite Shower Room

4' 9" x 4' 8" (1.44m x 1.42m)

Three piece suite comprising shower enclosure, WC and wash hand basin. Finished with tiled walls and a heated towel rail.





Bedroom 2

7' 10" x 10' 8" (2.38m x 3.24m)

Front facing bedroom with newly installed windows and integrated blinds.

Shower Room

6' 5" x 7' 8" (1.95m x 2.33m)

Three piece suite comprising WC, wash hand basin set within vanity unit, and walk-in shower. Finished with tiled walls, heated towel rail, and an obscured side window.

EXTERNALLY

Garden

A small front garden, and a low maintenance paved rear area. There is also a garden shed, and the property enjoys a pleasant outlook backing onto open space with no properties directly behind.

Driveway

4 Parking Spaces

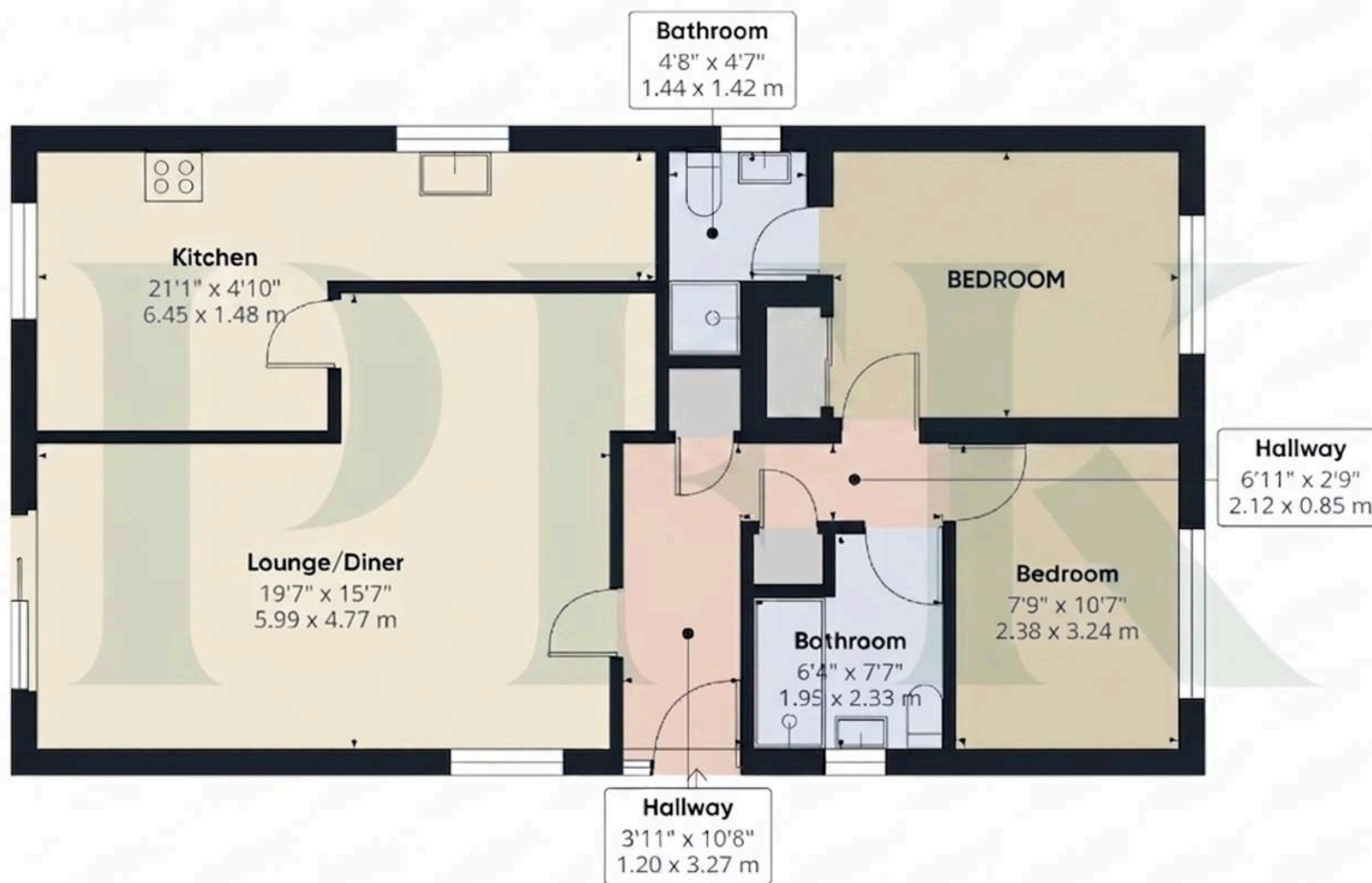
Garage

Single Garage

With up and over door and power supply.







Approximate total area⁽¹⁾

648 ft²

60.2 m²

(1) Excluding balconies and terraces

Calculations reference the IACS IPMS 32 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



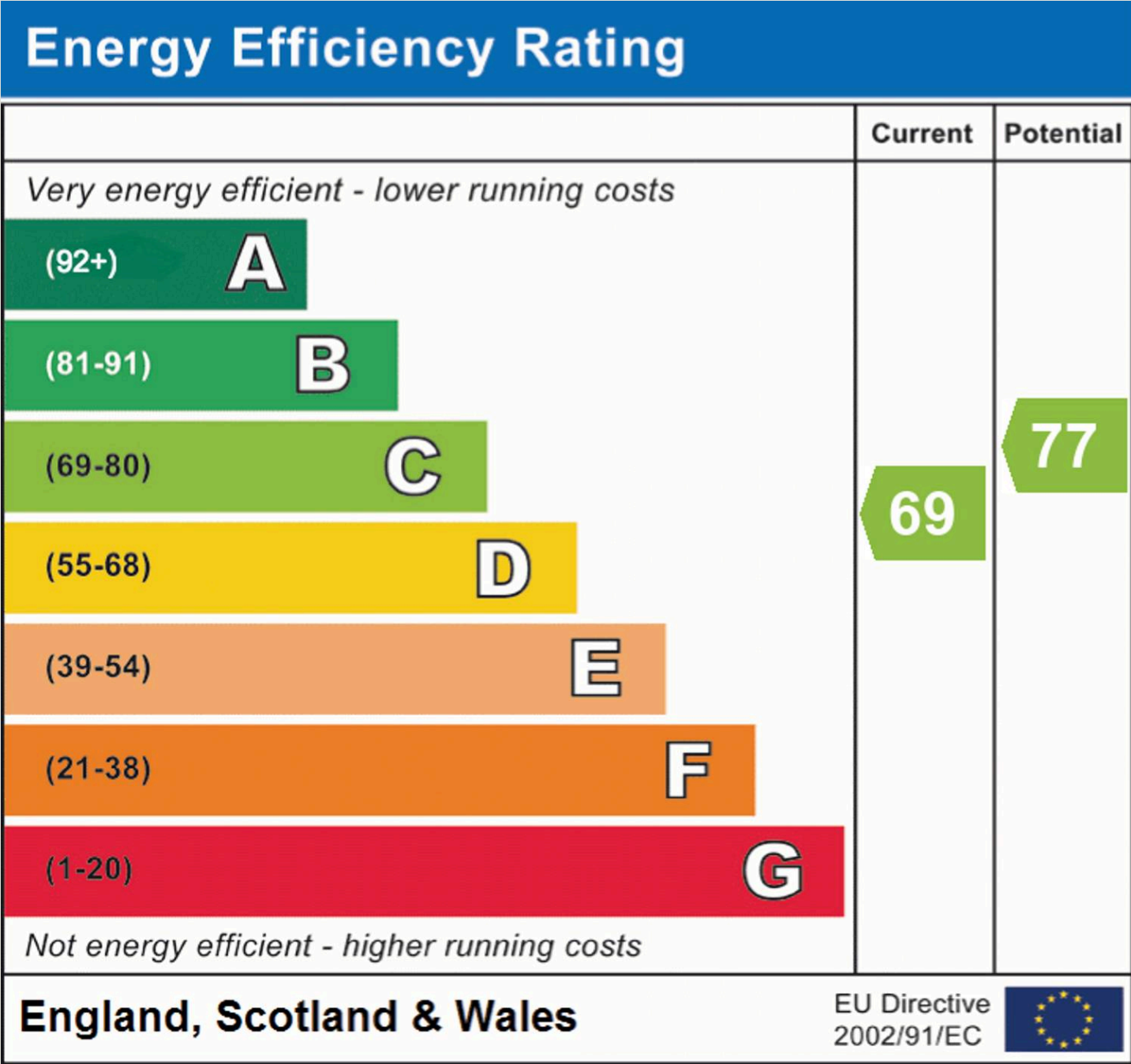
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating installed. Newly installed double glazed windows with integrated blinds fitted throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50





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