

16 Suncroft, Crosby, Maryport, CA15 6SR

Guide Price **£160,000**

PFK

16 Suncroft

The Property:

This inviting three bedroom, one bathroom semi-detached house is designed for comfortable family living. The heart of the home is a bright, spacious dining kitchen perfect for both daily meals and entertaining. The spacious reception room features a charming fireplace and large windows, bathing the space in natural light and creating a cosy yet airy feel. French doors open directly from the living area to a generous, well maintained garden, ideal for indoor-outdoor living and alfresco gatherings. Bedrooms are finished in neutral tones with plush carpeting and ample windows, offering bright, versatile retreats ready for your personal touch.

Additional benefits include a three piece bathroom with a white suite, efficient heating with modern radiators, and offroad parking for multiple vehicles. The home enjoys a quiet head of the cul-de-sac position for enhanced privacy and the potential for future expansion. Outside, the lush front garden and spacious rear lawn offer superb settings for relaxation, play, or entertaining, all complemented by scenic countryside views that add to the sense of peace and seclusion. Properties with this blend of light, space, and family friendly features are rarely available - early viewing is strongly advised to avoid disappointment.













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Location & DIrections:

Crosby is a small village near Maryport in Cumbria, England. It is situated close to the Solway Firth and is surrounded by the beautiful countryside of west Cumbria. The area is known for its peaceful rural setting, local community, and views towards the coast. Crosby is also within easy reach of Maryport, a historic coastal town with attractions including its harbour, marina and Roman heritage. The village provides a quiet base for exploring the wider Cumbrian countryside and nearby Lake District.

Directions
The property can be found under postcode CA15 6SR

- **3 bed semi detached**
- **Dining kitchen**
- **Scenic countryside views**
- **Quiet cul-de-sac in popular village**
- **No onward chain**
- **EPC rating D**
- **Council Tax: Band A**
- **Tenure: Freehold**

ACCOMMODATION

Hallway
11' 3" x 2' 9" (3.42m x 0.83m)
Accessed via UPVC door with double glazed insert, stairs to first floor, downstairs cloak room. Telephone and broadband points.

Living Room
17' 3" x 11' 9" (5.27m x 3.57m)
Light and airy dual aspect room with French doors to the garden, gas point connection for gas fire in limestone hearth.

Kitchen
14' 2" x 9' 1" (4.31m x 2.76m)
Dual aspect dining kitchen, fitted with a range of base and wall units in a cream shaker style finish with complementary wood effect handles and countertops. Tiled splashback, point for electric cooker, plumbing for undercounter washing machine, stainless steel sink with drainage board and mixer tap, laminate flooring, understairs storage cupboard. UPVC double glazed door leading to side of property.

Cloakroom/WC
4' 10" x 2' 10" (1.47m x 0.87m)
Ground floor cloakroom.

FIRST FLOOR LANDING
10' 4" x 2' 8" (3.15m x 0.82m)
Rear aspect window with open country views towards Lake District fells, storage cupboard with gas combi boiler, loft access via hatch.

Bedroom 1
11' 10" x 9' 8" (3.61m x 2.94m)
Front aspect double bedroom.













Bedroom 2
11' 7" x 9' 5" (3.52m x 2.86m)
Dual aspect double bedroom with built in storage cupboard.

Bedroom 3
9' 1" x 7' 3" (2.76m x 2.22m)
Rear aspect single bedroom with open country views towards the Lake District fells.

Bathroom
5' 4" x 4' 7" (1.63m x 1.40m)
Rear aspect room comprising three piece suite; bath, WC and wash hand basin. Tiled splashback.

EXTERNALLY

Front Garden

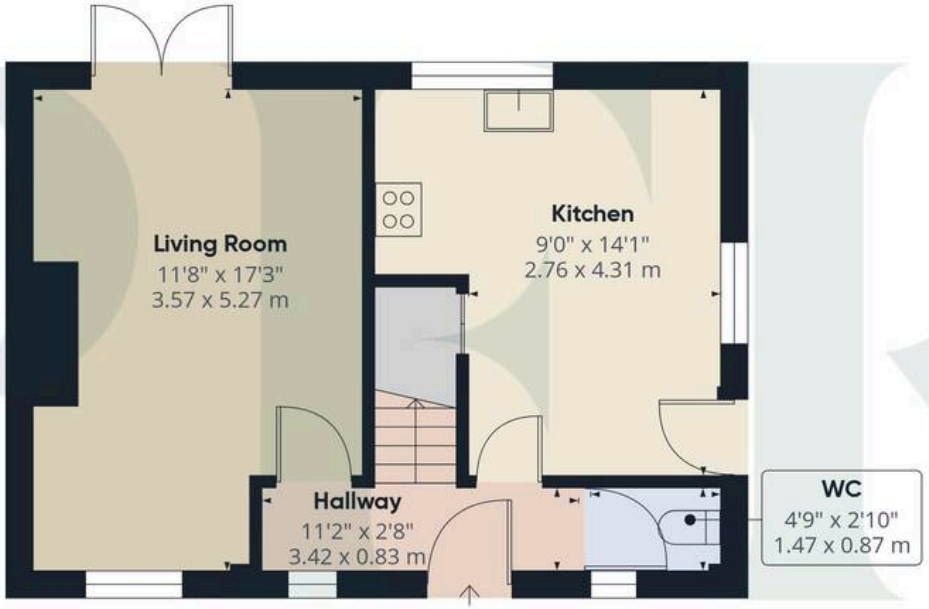
Enclosed front garden laid to lawn.

Garden

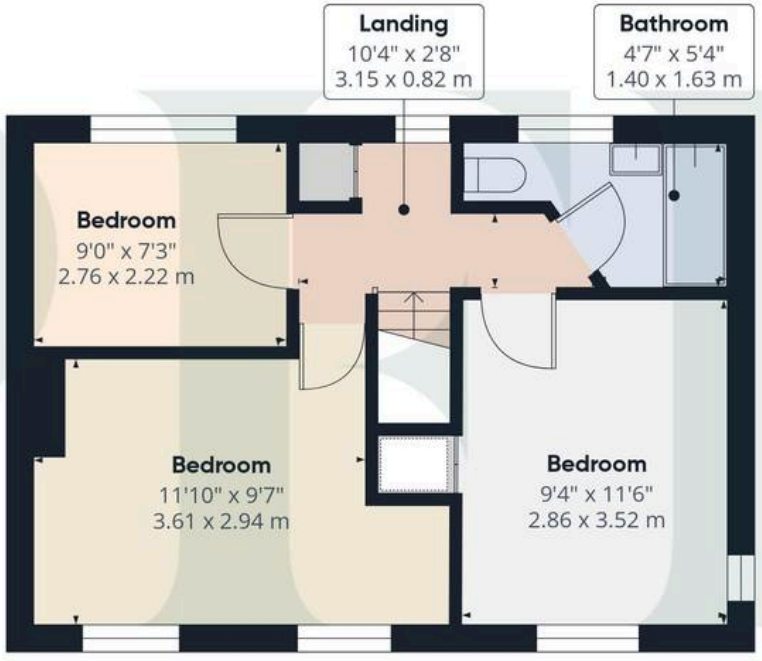
Spacious lawned garden to rear, with concrete pad area suitable for offroad parking or garage construction. Views towards the Lake District fells.

Off street
2 Parking Spaces

To the rear of the property is a concrete pad in the garden which would allow for offroad parking for two cars, or the construction of a garage subject to any appropriate planning permissions.



Floor 0





Floor 1

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Approximate total area(1)

788 ft²

73.1 m²

(1) Excluding balconies and terraces

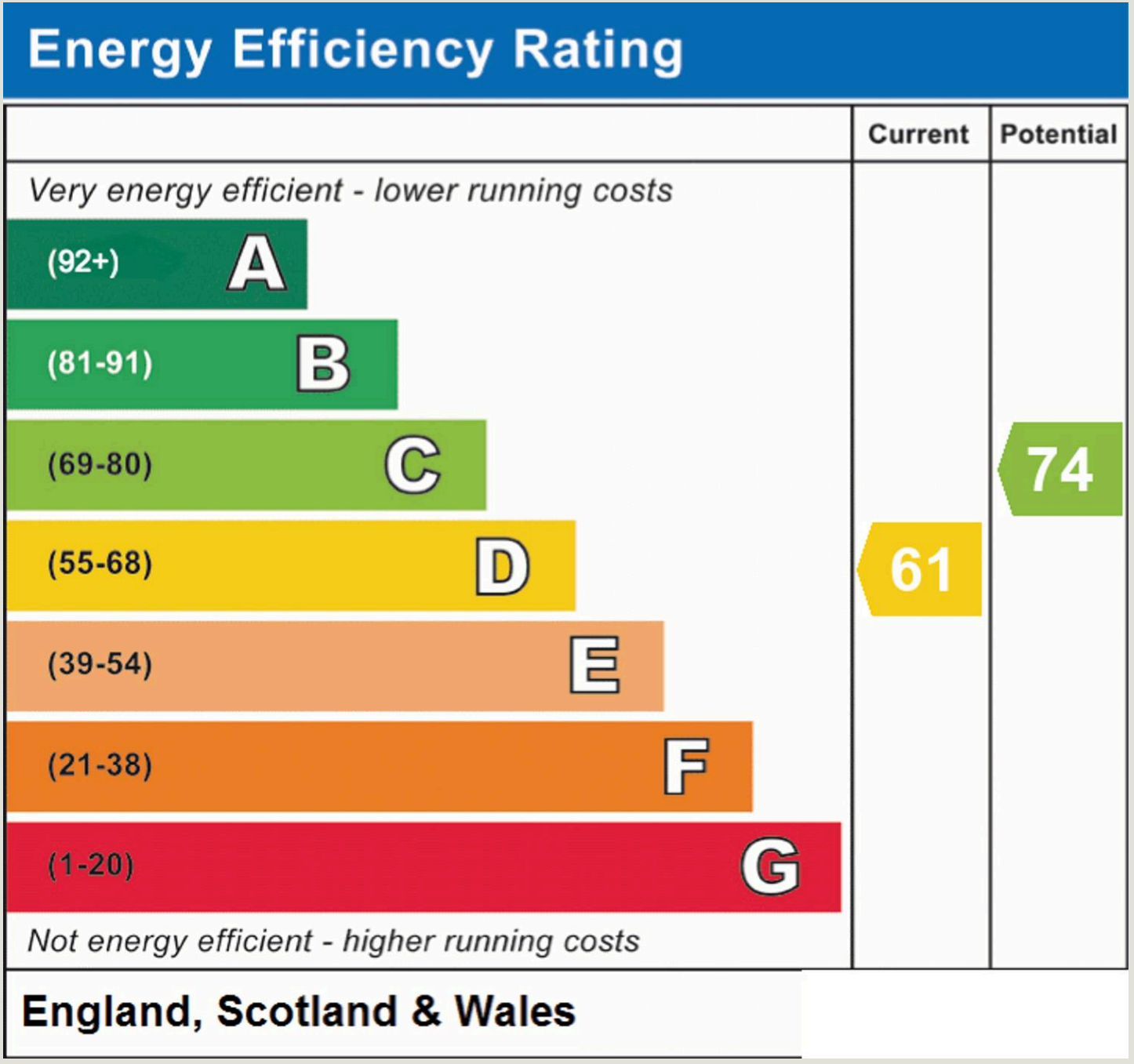
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Services
Mains gas, electricity, water & drainage. Gas central heating and double glazing installed 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.

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