



**Spacious, traditional terraced home**

**Basement with two sitting rooms**

**Contemporary modern kitchen**

**Three good size double bedrooms**

**Great transport links, close to train station**

**Driveway to the front**

**Versatile living space**

**Stylish modern bathroom**

**Low maintenance patio garden**

**Close to local amenities**

Set over four floors, this substantial family home offers versatile living space and is immaculate throughout, with tasteful modern décor, oak internal doors and modern kitchen and bathroom. The basement rooms could make a fantastic annex if required, but also offer quiet sitting rooms which would make a great playroom, or home office space. The property is located in the popular town of Aspatria, this pretty Cumbrian town has a range of amenities within walking distance. The train station is also within walking distance, providing great transport links to surrounding areas. The Lake District and the city of Carlisle is also easily accessible by train, or a short drive away. The accommodation briefly comprises, entrance vestibule, entrance hall, lounge, and contemporary modern kitchen. Stairs lead down to the basement. The basement incorporates a hall, with large storage cupboard. There are two well presented sitting rooms and a rear utility room. To the first floor, there are two light and airy double bedrooms and a stylish modern bathroom. From the landing there is a door leading to a spacious attic bedroom. Externally, the property has a lovely low maintenance rear yard, with an elevated patio, stone wall and a useful storage shed. To the front of the property, there is a driveway providing off-road parking. Viewing is essential to appreciate the space on offer.



## ACCOMMODATION

### Entrance vestibule

Entered through a uPVC double glazed door with frosted patterned glass panels. The vestibule has a lovely, oak glazed door which leads into the main hallway.

### Hallway

The well presented entrance hall, gives a glimpse of the lovely finish of this beautiful home. With high ceilings, original cornice, and corbels, which complement the modern décor, and wood effect flooring. Oak glazed doors lead into the kitchen diner and lounge.

### Lounge

Beautifully presented lounge, with feature alcove fitted with lighting and glass shelving. There is a modern, gas fire suite, decorative coving, TV connections, and a uPVC double glazed window, overlooking the front of the property.



### Kitchen diner

The contemporary modern kitchen is fitted with a range of cream wall and base units with complementary marble effect, work surfaces and tiled splash backs. There is a stainless steel sink and draining unit, with mixer tap, an integrated dishwasher, a stainless steel gas hob, with integrated extractor hood above and a built-in double electric oven and grill. There is ample space for a table and chairs set and the kitchen diner benefits from two uPVC double glazed windows, providing plenty of natural light. There is decorative coving, and a radiator. A door leads to the basement level.



### Basement level

Split into two separate rooms, plus a utility room and a large storage cupboard. This fantastic space would make a great annex for a family member or perhaps teenage children. There is a hallway which leads to a large storage cupboard and two reception rooms.

### Sitting room

Beautifully presented sitting room, with two uPVC double glazed windows, making this a light and airy space. There is a radiator, a built-in understairs cupboard, beautiful, modern décor, and decorative coving. A second built-in cupboard houses the Worcester combi boiler and doors lead in to the utility room and third reception room.



### Second sitting room

This versatile space would make a great, a guest room, playroom, or perhaps a home office space. With tasteful, modern décor, a uPVC double glazed window overlooking the side of the property, with a radiator below, TV connections and decorative coving.



### Utility

The useful, separate utility room is fitted with a range of cream wall and base units with beautiful, contrasting wood effect worksurfaces. The utility room benefits from plumbing for a washing machine and space for a tumble dryer. There is a uPVC double glazed window, tiled flooring, and a uPVC double glazed door, which provides access into the rear yard.

### First floor landing

The landing area has a uPVC double glazed window, providing plenty of natural light, and boasts high ceilings, chandelier lighting, decorative cornice, and tasteful, modern décor. Provides access into two double bedrooms, the bathroom and there are stairs to the loft room.

### Bedroom one

A well presented and well proportioned double bedroom with tasteful, modern décor. There is decorative coving, a uPVC double glazed window overlooking the rear of the property and a radiator.

### Master bedroom

Located at the front of the property. This beautifully presented, light and airy double bedroom has high ceilings with cornice, a useful built-in storage cupboard and a uPVC double glazed window which overlooks the front of the property with a radiator below.

### Attic bedroom

This generously proportioned loft room has ample ceiling height, a uPVC double glazed window, with an additional Velux skylight window. There is wall mounted TV connections, a radiator and additional storage into the eaves.

### Externally

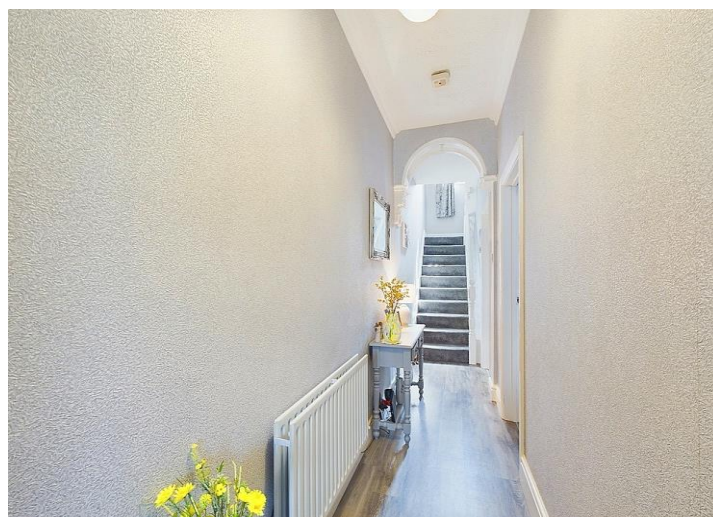
To the front of the property is a driveway providing off-road parking. To the rear of the property, is a low maintenance rear yard with an elevated seating area and a shed.

### TENURE

We have been informed by the vendor that the property is freehold.

### COUNCIL TAX BAND A

### EPC TBC





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## NOTE

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