



A stunning, beautifully presented home

Lovely garden which enjoys the sun

Lovely lounge and beautiful dining room with feature fireplace

Two tastefully decorated bedrooms

High-quality finishings including oak flooring

Boasts a substantial driveway and garage

Can be sold fully furnished

Eye-catching kitchen and handy downstairs WC

Stylish first floor bathroom suite

Set in a quiet, traditional lane

This is most certainly not your average, end of terraced home. The property has a substantial driveway which provides off-street parking for multiple vehicles and there is also a garage. Secondly, the property enjoys a pleasant garden which gets the sun throughout the day and is a wonderful place to relax. The property is beautifully presented and has a high quality finish throughout including oak flooring, and stylish oak veneer doors. As an added bonus, the property can be sold fully furnished, making it a superb choice for a first-time buyer, young couple or perhaps someone looking for an investment property. Set on a quiet street within the town of Aspatria, the property is just a short walk to the nearby shops. Step inside and you'll find yourself in the lounge, which is tastefully decorated and leads to an inner hall. From the inner hall you enter a beautiful, and versatile second reception room. This room lends itself to being used as a dining room or sitting room and has an eye-catching fireplace and oak flooring. The kitchen is finished to a high standard and is in superb condition. The property also boasts a ground floor WC. Heading up to the first floor, you will find two light and airy bedrooms, with the master bedroom boasting original floorboards, which create quite a feature. The stylish bathroom is also located by the bedrooms on the first floor. Externally, the driveway has plenty of space and the garage could be used as a workshop if desired. In addition to the pleasant garden there is also a yard and a garden shed provides useful storage. Viewing is essential to fully appreciate the space this property offers both inside and out but also its fabulous finish and style. Call the office today to arrange your appointment.

ACCOMMODATION

Lounge

This lovely, tastefully decorated room feels incredibly homely and is accessed via a stylish, light green, composite door with frosted glass panels. The room features built-in cupboards, decorative coving and a central ceiling rose. A radiator provides plenty of warmth and the uPVC double glazed window provides plenty of natural light. A Stylish, half-glazed oak veneer door leads through to an inner hall.

Inner hall

You will notice the solid oak flooring, which also continues through into the next reception room and the kitchen. There are stairs to the first-floor landing and a second, half-glazed oak veneer door leads through to the dining room.

Dining room

Beautiful is probably the simplest word to describe this room. Your eyes will be immediately drawn to the exposed, sandstone chimney breast, which benefits from spotlights to create quite the feature. This light and airy room has a uPVC double glazed window, plus a fully glazed uPVC door which leads out to the exterior. There is an under stairs storage cupboard, accessed by a stable style, sliding oak veneer door. There is a designer radiator, beautiful oak flooring and the ceiling has decorative coving and picture rail. A half-glazed oak veneer door leads through to the kitchen.

Kitchen

After the first two rooms you'll already be expecting something special, and the kitchen certainly doesn't disappoint. The light green, shaker style, base units, have a worktop and tiles that match the rest of the kitchen. There is a built-in electric oven with a separate gas hob and stainless steel/curved glass extractor canopy above with built-in lighting. A composite sink with drainer board and mixer tap, is set below a uPVC double glazed window. There is beautiful oak flooring, radiator and two rows of ceiling spotlights, which provide plenty of illumination. The kitchen also houses the Worcester combi boiler. The kitchen opens up to a side hall.

Side hallway

The hallway leads out onto the drive via a uPVC door and an oak veneer door leads to the downstairs WC. There is oak flooring and feature, wainscoting wall panels.

WC

Here you will find a toilet and wash basin, with waterfall mixer tap, over a vanity unit. The lovely room has a chrome, heated towel rail and oak flooring. There is eye-catching wainscoting wall panels, extractor fan, ceiling spotlights and a uPVC double glazed frosted window.



First floor landing

The landing leads to both bedrooms and the bathroom. There is a handy power point and ceiling spotlights.

Master bedroom

A lovely double bedroom, which is tastefully decorated and has original floorboards to create quite the rustic feature. There is a built-in wardrobe, radiator, and a uPVC double glazed window to the front. From this room you can also access the loft via a pulldown folding ladder.

Bedroom two

A second, generously sized bedroom with a radiator and a uPVC double glazed window enjoying a pleasant outlook over the rear garden and beyond.

Bathroom

A stylish and immaculate bathroom, comprising of a bath, with glass screen, waterfall mixer tap and rainfall shower attachment. There is a toilet and pedestal hand wash basin with mixer tap. The bathroom has eye-catching tile flooring, feature wainscoting and part-tiled walls. There are two rows of ceiling spotlights and an extractor. Plenty of warmth is provided by the designer, heated towel rail.

Exterior

You will not fail to notice the substantial driveway that the property has. Not only that there is a garage and garden to the rear. The driveway provides plenty of parking for multiple vehicles and could easily fit around eight cars. There are bedding borders around the parking area to create a pleasant feature and the parking area is securely walled around and also has a gate which makes it suitable for people with children or pets. The garage has an up and over door, uPVC side door and a window allowing in natural light. The garage benefits from lighting and power points. At the rear of the property, accessed either via a gate from the drive or the fully glazed door of the dining room, you will find a spacious, L-shaped yard. The yard leads up to the garden at the rear of the property. Here you will find a pleasant, low maintenance garden, which gets the sun throughout much of the day. To one end, you have a patio and the other, a decked area providing a choice of seating and each area is separated by a central, well maintained lawn. At the end of the garden you will also find a useful garden shed which provides additional storage. The rear garden is securely fenced around making it a pleasant place in which to relax with the family and let young children play.

TENURE

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

COUNCIL TAX BAND A

EPC D



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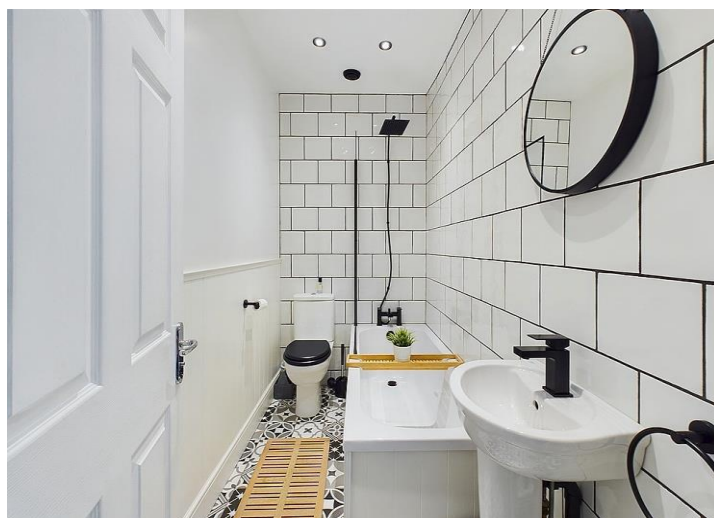
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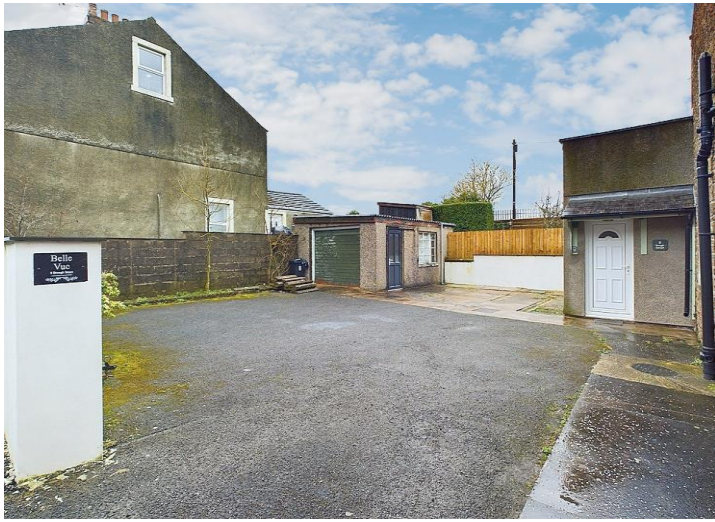
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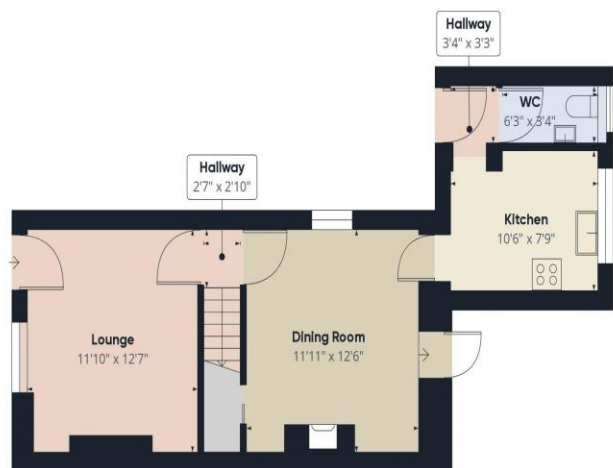
NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

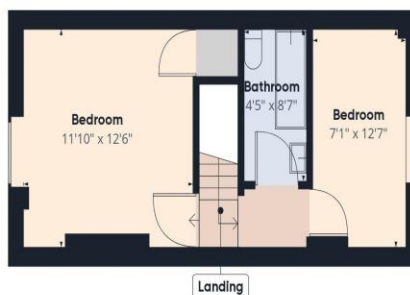




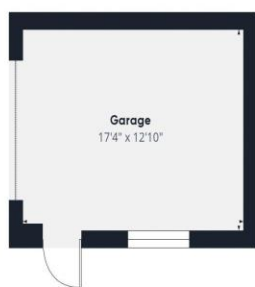




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
975.71 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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