



GRISDALES

PROPERTY SERVICES



The Nook Queen Street, Wigton, CA7 3AU

£250,000

IF YOU'RE LOOKING FOR SOMETHING A LITTLE BIT DIFFERENT , CAN WE TEMPT YOU WITH WITH THIS INDIVIDUALLY DESIGNED THREE BEDROOM UPSIDE DOWN HOUSE BEAUTIFULLY FINISHED WITH GENEROUS LIVING AND BEDROOM SPACES..DESIGNED TO MAXIMISE THE NATURAL LIGHT....LOCATED CLOSE TO ALL THE AMENITIES OF THE TOWN...

The ground floor comprises : a welcoming entrance hall which gives you a taste of the quality to come...Three double bedrooms occupy the ground floor the master having a super ensuite shower room plus a stylish master bathroom. The first floor is a stunner ! The gorgeous kitchen / living / dining / room has a tasteful and extensive range of mid grey units with integrated appliances plus a central island (and everyone loves a central island !) and there's lots of space for cooking ,dining and generally relaxing, while there is also a separate large reception room...Outside, there is a paved drive with further drive onto Queen Street.

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

There is gas central heating in the property;
There is uPVC double glazing;
This is an upside down conversion with bedrooms to the ground floor and living space to the upper floor;
There is a driveway to the property.

ENTRANCE HALL



Access is from storm porch which has sandstone paving, uPVC half glazed front entrance door, large double cupboard with oak doors incorporating Baxi boiler which provides heating and hot water plus storage, dog leg staircase to first floor, attractive light wood effect flooring, radiator, further cupboard with consumer unit.

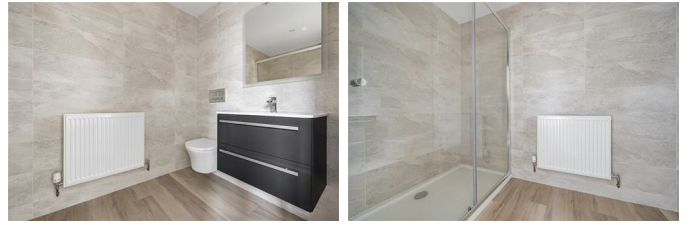
BEDROOM ONE

17'7" x 10'0" (5.36 x 3.05)



A good double bedroom with one window to rear aspect and with one opaque window also to rear aspect, radiator, integrated ceiling lighting, door to en suite.

EN SUITE SHOWER ROOM



Fully tiled and comprising large walk-in shower cubicle with chrome shower fittings including waterfall head and microphone attachment, wash hand basin integrated into charcoal grey high gloss two drawer unit with chrome handle, integrated WC, radiator, integrated ceiling lighting, wood effect flooring, contemporary tiling.

BEDROOM TWO

14'11" x 9'10" (4.57 x 3.02)



A double bedroom with window to rear aspect, integrated ceiling lighting, radiator.

BEDROOM THREE

15'1" x 8'11" (4.60 x 2.72)



With window to front aspect with two windows, radiator.

MASTER BATHROOM



Window to side aspect and fully tiled. A gorgeous bathroom with tub bath with central taps, separate shower enclosure with waterfall head and microphone head, attractive shelving area, wash hand basin integrated into charcoal grey two drawer unit with chrome handles, integrated WC, electric mirror, integrated ceiling lighting, radiator, wood effect laminate flooring, extractor fan.

FIRST FLOOR

KITCHEN/LIVING/DINING ROOM

22'10" x 19'3" (6.96 x 5.89)



A stunning and beautifully light and airy room and comprising a well fitted mid grey kitchen with shaker style units and chrome handles, white worktop with mottled finish, integrated oven and separate 4-ring electric hob, smoked glass splash-back with stainless steel extractor chimney, lovely central island ideal for enjoying breakfast and also with further cupboard space, stainless steel 1.5 sink and drainer (Franke) integrated fridge and integrated freezer, concealed washing machine, five Velux windows and integrated ceiling lighting, access to loft, wood effect laminate flooring, radiator and door to:

LIVING ROOM

19'3" x 15'1" (5.87 x 4.60)



Another large room with lots of natural light with four Velux windows and three smaller windows, high gloss cream marble fireplace with inset electric fire with black surround and marble back and hearth, radiator.

EXTERNAL



To the front of the property is a paved drive plus further drive leading to the main road.

DIRECTIONS

The property is best approached by entering the centre of Aspatria - proceed northwards along King Street which runs into Queen Street.

COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band...

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRIDDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

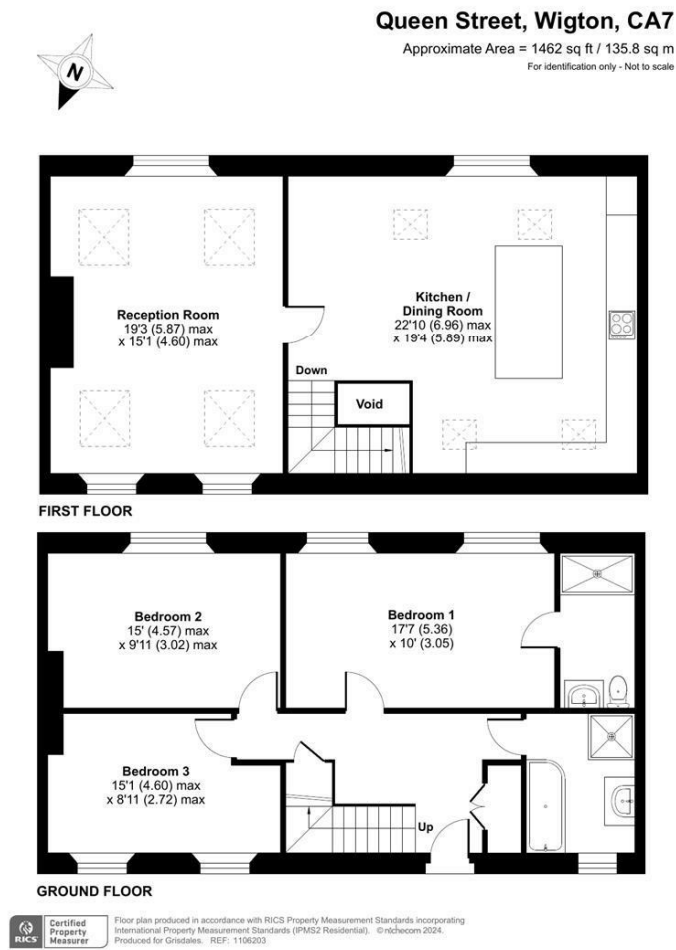
Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

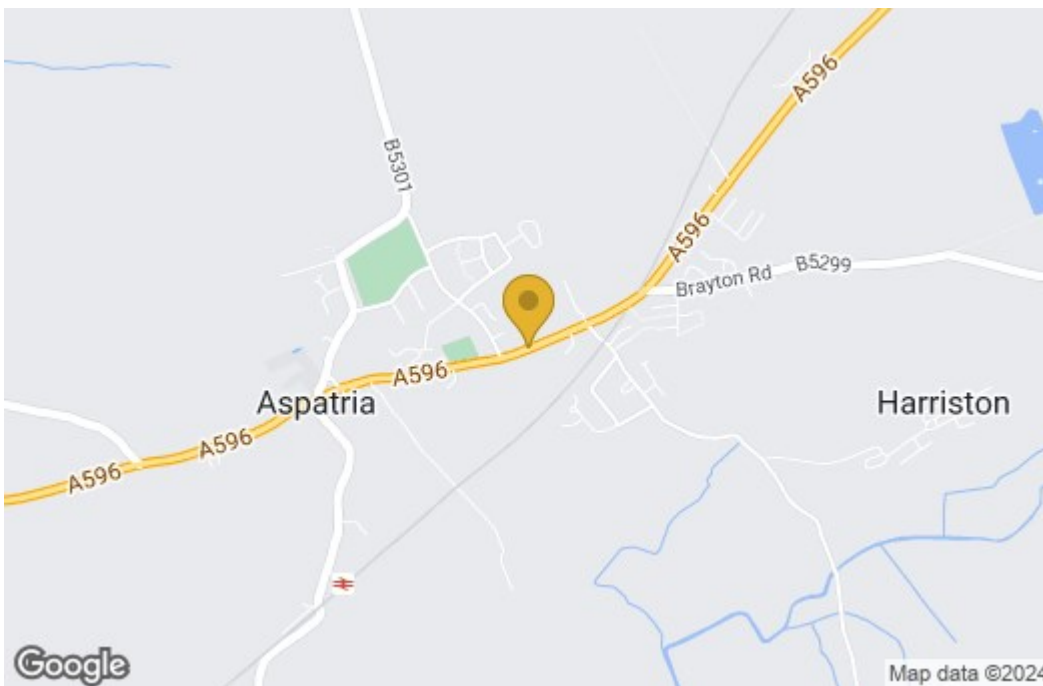
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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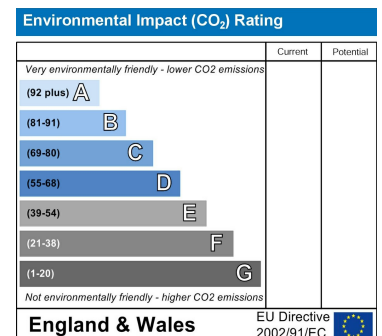
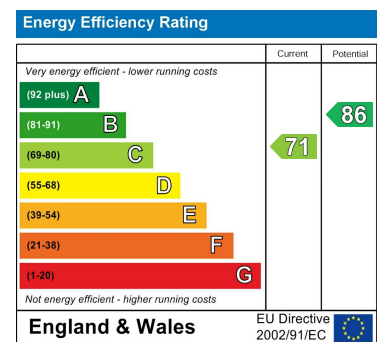
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.