



Comely Bank

Aspatria, Wigton, CA7 2AN

Guide Price £90,000



- No Onward Chain
- Living Room through Kitchen
- Two Double Bedrooms
- Divorced Rear Yard with Outbuilding
- Ideally Placed for the Train Station

- Mid-Terraced House
- Downstairs Bathroom
- Attic Room
- Outskirts of Aspatria Town
- EPC - E

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Offered to the market with no onward chain is this mid-terraced house, located towards the outskirts of Aspatria town and ideally placed for the train station. The property is in requirement of some upgrading however offers an excellent opportunity for the new owner to make it their own. The property offers great space internally, including a living room through kitchen and two double bedrooms plus an attic room. Externally, a divorced rear yard with outbuilding allows outside space for entertaining and relaxing. A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a living room, dining kitchen, rear hall and bathroom to the ground floor. On the first floor is a landing, two double bedrooms, one providing access to the attic room. Externally there is a yard to the rear with a further divorced yard area with outbuilding. EPC - E and Council Tax Band - A.

The town of Aspatria is conveniently located on the A596 between the towns of Wigton and Maryport. Within the town you have a range of amenities for the every-day living including convenience stores, garage, health centre and pharmacy. For the little ones, you have Richmond Hill Primary School and Beacon Hill Community School whilst for the grown-ups, you have both 'The Letters Inn' and 'The Sun Inn'. The A596 provides access through to Maryport on the West Coast of Cumbria, or back toward Carlisle including the A595 and the M6 Motorway.

LIVING ROOM

14'6" x 12'1" (4.42m x 3.68m)

Entrance door from the front, opening to the kitchen, gas fireplace, radiator, double glazed window to the front aspect and stairs to the first floor landing.

KITCHEN

11'11" x 11'8" (3.63m x 3.56m)

Base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, space and plumbing for a washing machine, space and plumbing for a dishwasher, one and a half bowl stainless steel sink with mixer tap, radiator, built-in cupboard with double doors and an internal door to the rear hall.

REAR HALL

6'4" x 2'8" (1.93m x 0.81m)

Internal door to the bathroom and external door to the rear yard.

BATHROOM

10'11" x 6'4" (3.33m x 1.93m)

Three piece suite comprising a WC, pedestal wash hand basin and bath with mains shower over. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms.

BEDROOM ONE

12'2" x 12'1" (3.71m x 3.68m)

Double glazed window to the rear aspect and radiator. Measurements to the maximum points.

BEDROOM TWO

14'7" x 8'10" (4.45m x 2.69m)

Double glazed window to the front aspect and radiator. Internal door providing access to the staircase to the attic room, along with a built-in cupboard housing the wall-mounted gas boiler.

ATTIC ROOM

17'11" x 11'8" (5.46m x 3.56m)

Double glazed Velux window and radiator. Measurements to the maximum points and limited head height.

EXTERNAL

To the front of the property is a shared access lane. Directly to the rear of the property is a small block-paved yard with external cold water tap. A gate provides access to a shared pedestrian lane, which further provides access to the divorced yard area. The divorced yard is block-paved and includes a generous outbuilding.

OUTBUILDING

12'8" x 7'1" (3.86m x 2.16m)

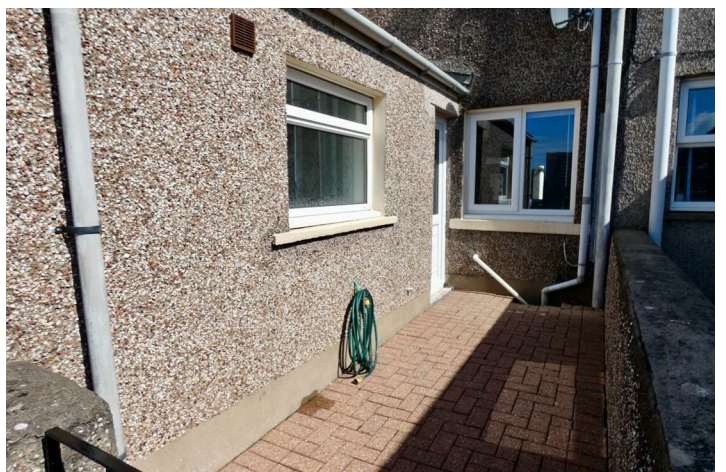
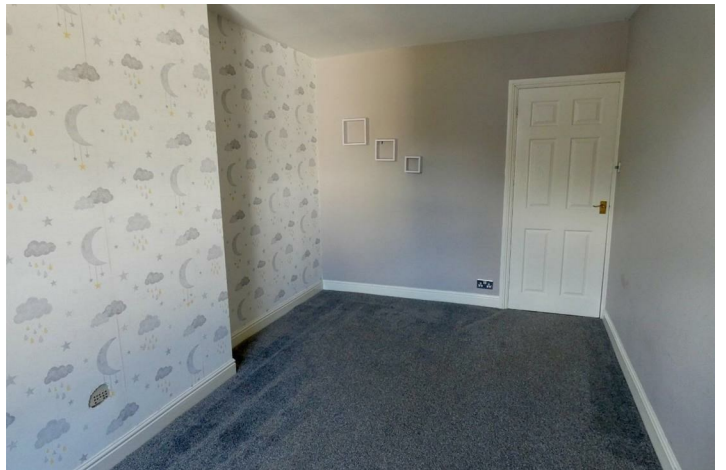
Power and lighting internally.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - throats.hound.ally

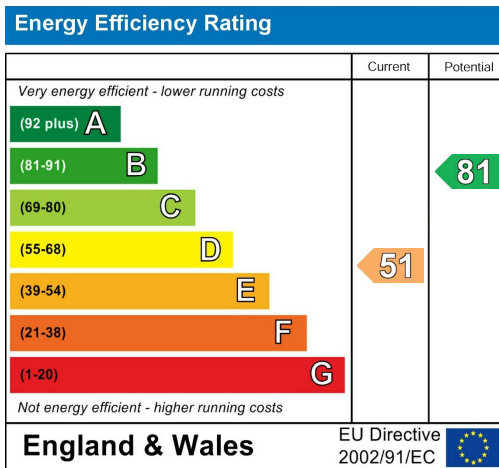
Floorplan







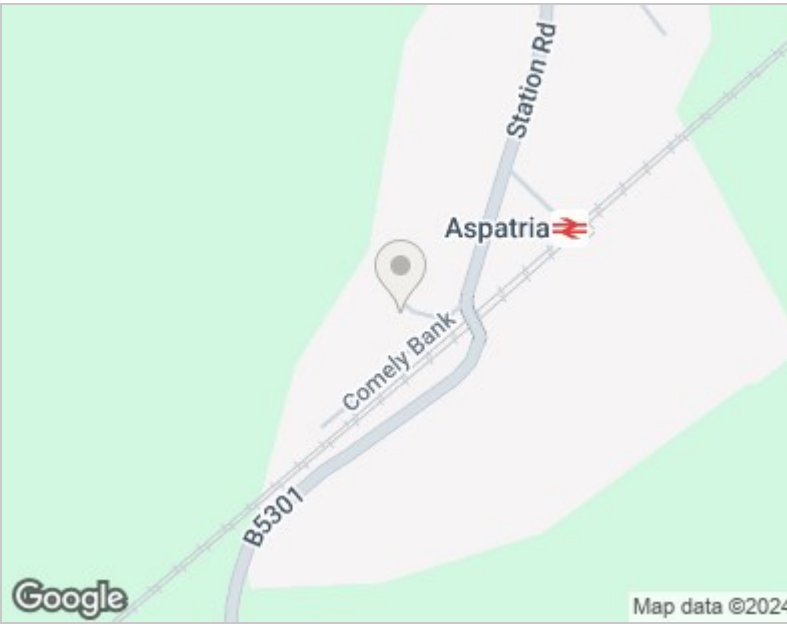
Energy Efficiency Graph



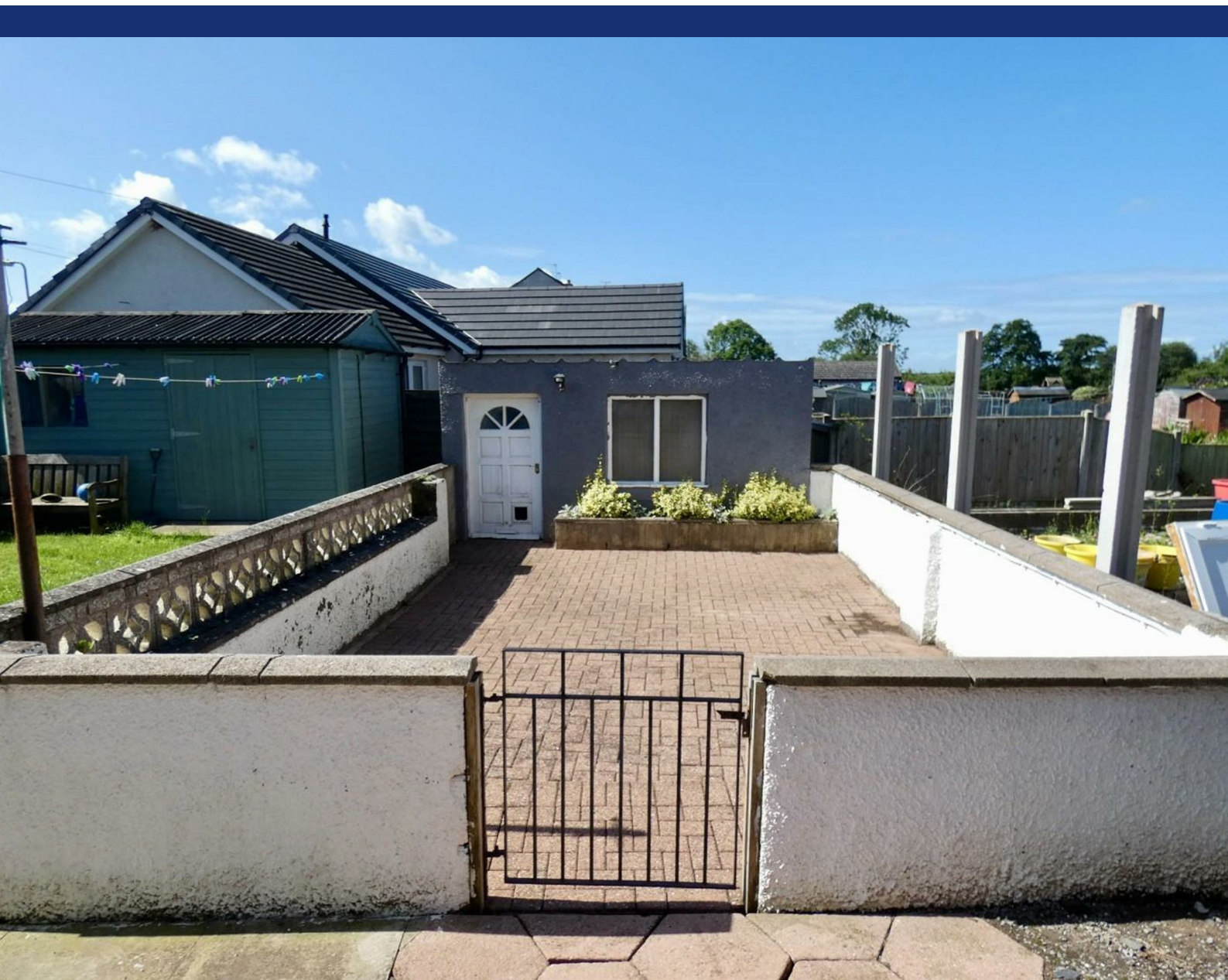
Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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