



## Lawson Street, , Aspatria, Cumbria, CA7 3DR

- Deceptively Spacious Detached House
- Four Bedrooms (Master En-Suite)
- Ample Off Road Parking
- Double Glazing & Gas Central Heating
- No Onward Chain
- Kitchen & Living Room both with Garden Access
- Family Bathroom
- Large Rear Garden with HUGE Potential
- Convenient Town Location
- EPC - TBC

**£850**



# Lawson Street, , Aspatria, Cumbria, CA7 3DR

## DESCRIPTION

This detached house is deceptively spacious and provides a wonderful opportunity for the new owner to create a fantastic family home, both internally and externally. Boasting four double bedrooms and good sized kitchen & living rooms there is also huge potential in the extensive rear garden.. Viewings comes highly recommended.

The accommodation, which is gas central heated and double glazed throughout, briefly comprises hallway, living room, store, kitchen, utility room, bedroom one, dressing room, en-suite and WC/cloakroom to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally the property has a well sized driveway to the side with a large rear garden. EPC - D and Council Tax Band - C.

Located within close proximity to the centre of Aspatria, this property is close to a range of local amenities including convenience store and schools. Access to the A596 within minutes which provides direct access to either West Cumbria or towards Carlisle and the M6 Motorway.

Deposit £1067.00





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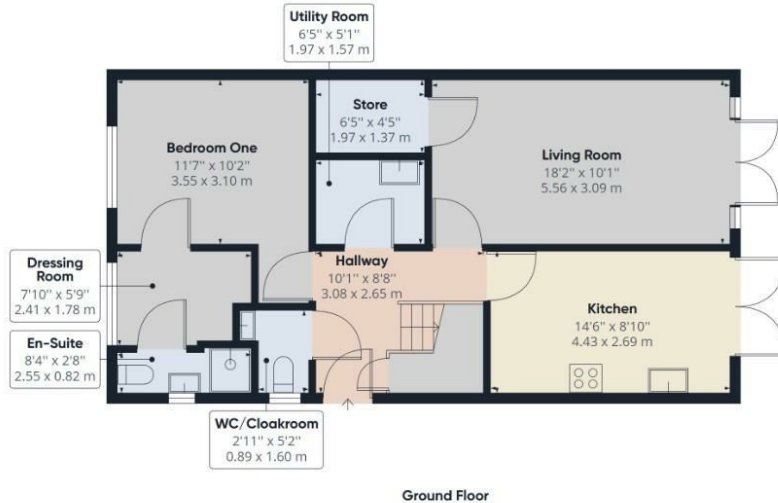
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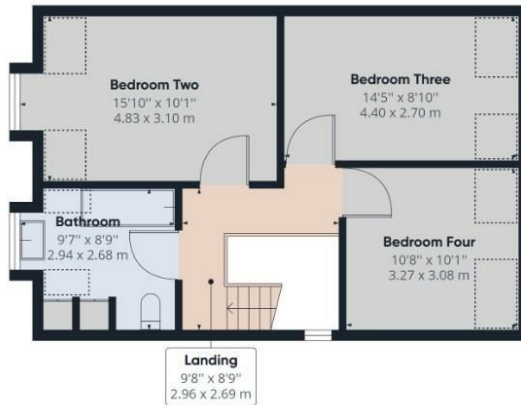
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Ground Floor



Floor 1

### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



#### Approximate total area<sup>(1)</sup>

1214.93 ft<sup>2</sup>  
112.87 m<sup>2</sup>

#### Reduced headroom

59.35 ft<sup>2</sup>  
5.51 m<sup>2</sup>

(1) Excluding balconies and terraces

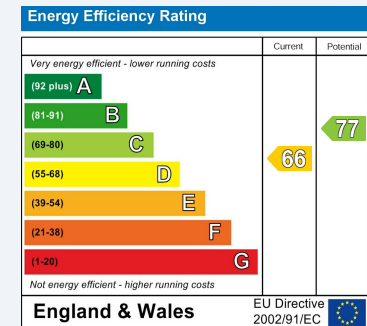
Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

