



57 Queen Street, Aspatria, Wigton, CA7 3BE
Rent: £750 PCM

PFK

57 Queen Street

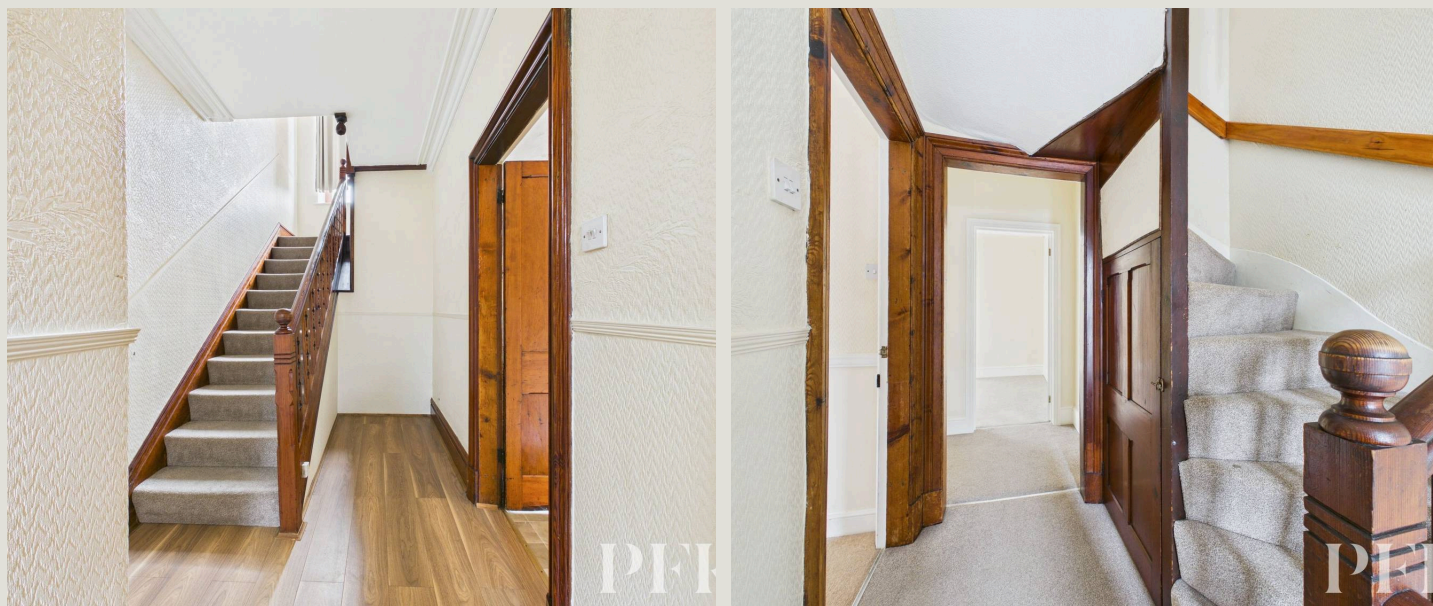
The Property:

A spacious and character filled four bed, two bath mid terrace sat prominently in the centre of Aspatria, ready to move straight into and offering enough space for a large family or some needing work from home areas, 57 Queen Street is available now for a long term letting.

The accommodation comprises lounge, dining kitchen, utility room, ground floor bathroom, three double bedrooms to the first floor and a large double bedroom with ensuite shower room on the second floor.

Externally there is an enclosed low maintenance rear garden with storage outbuilding.

- 4 bed, 2 bath mid terrace
- Ensuite shower room
- Dining kitchen & utility room
- Low maintenance garden to rear
- Available now
- EPC rating D
- Council Tax: Band A





57 Queen Street

Location & Directions:

Aspatia is a small market town offering a peaceful, rural lifestyle with excellent transport links. The town has a welcoming community, local shops, a post office, pubs, and both a primary and secondary school rated "Good" by Ofsted. There's also a railway station with direct connections to Carlisle and the west Cumbrian coast, making it ideal for commuters and families alike. Surrounded by beautiful countryside and just a short drive from the Solway Coast AONB and Cockermouth, Aspatia combines village charm with everyday convenience. It's perfect for buyers looking for space, value, and a quieter pace of life without losing access to essential amenities.



Directions

The property can be found under postcode CA7 3BE

ACCOMMODATION

Hallway

21' 4" x 6' 6" (6.51m x 1.97m)

Living Room

13' 2" x 12' 2" (4.02m x 3.70m)

Kitchen

14' 4" x 13' 4" (4.37m x 4.07m)

Utility Room

5' 7" x 3' 1" (1.70m x 0.95m)

Hallway

7' 8" x 3' 1" (2.33m x 0.94m)

Bathroom

9' 11" x 5' 4" (3.02m x 1.63m)

FIRST FLOOR LANDING

8' 4" x 3' 1" (2.55m x 0.95m)

Hallway

10' 6" x 3' 9" (3.20m x 1.14m)

Bedroom

14' 4" x 13' 3" (4.37m x 4.05m)

Bedroom

12' 6" x 6' 8" (3.80m x 2.04m)

Bedroom

10' 8" x 8' 2" (3.24m x 2.49m)

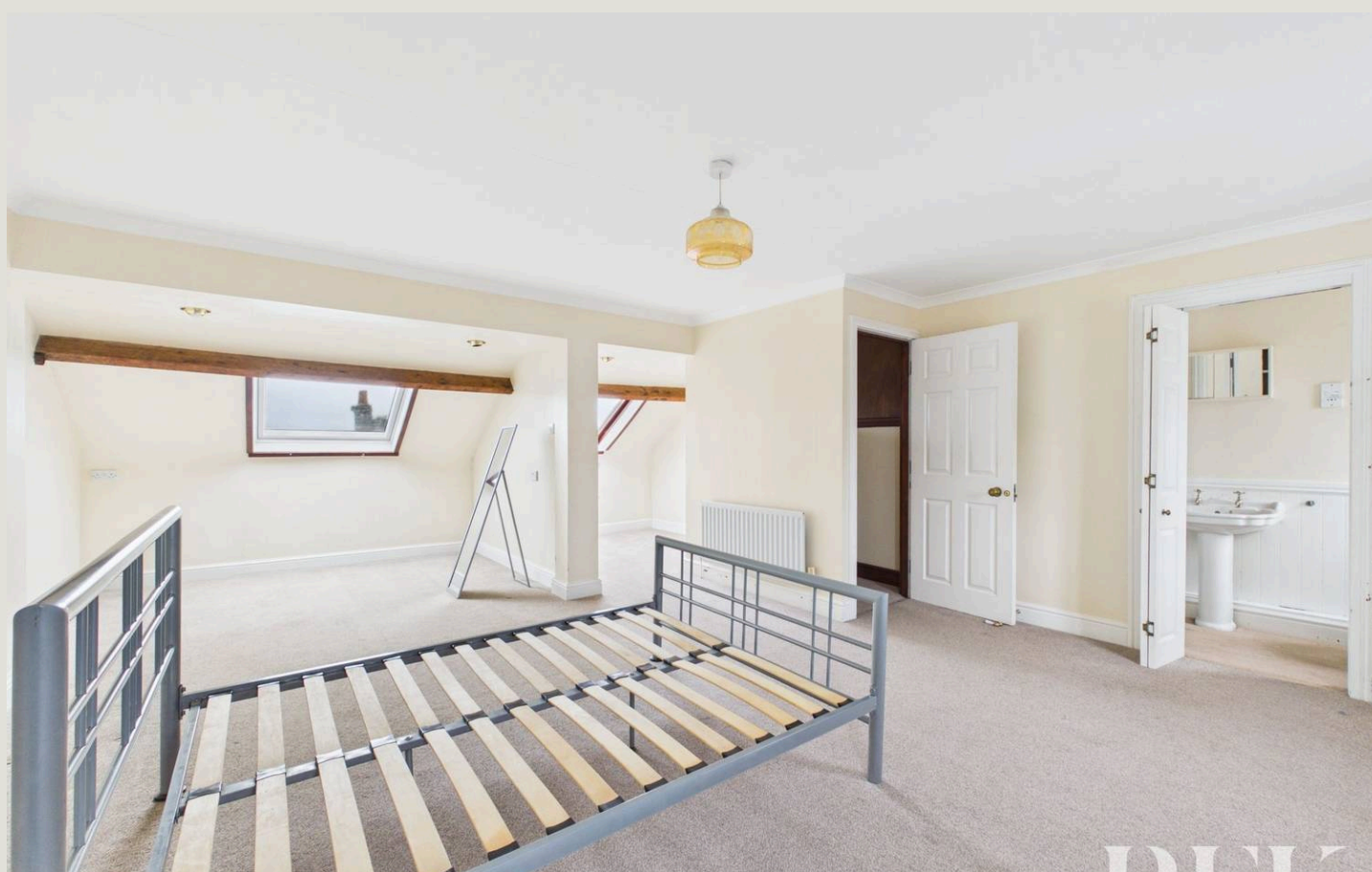
SECOND FLOOR

Bedroom

22' 8" x 15' 9" (6.91m x 4.80m)

Bathroom

9' 6" x 3' 3" (2.89m x 1.00m)





EXTERNALLY

Rear Garden – A low maintenance rear garden.

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): EPC and Floorplans (M & G EPCs Ltd): £25 for EPC, Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them, Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50. Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: Inventories: £80 to £130, Tenant Referencing: £32, Fitting of Smoke/Carbon Monoxide Alarms: £5.

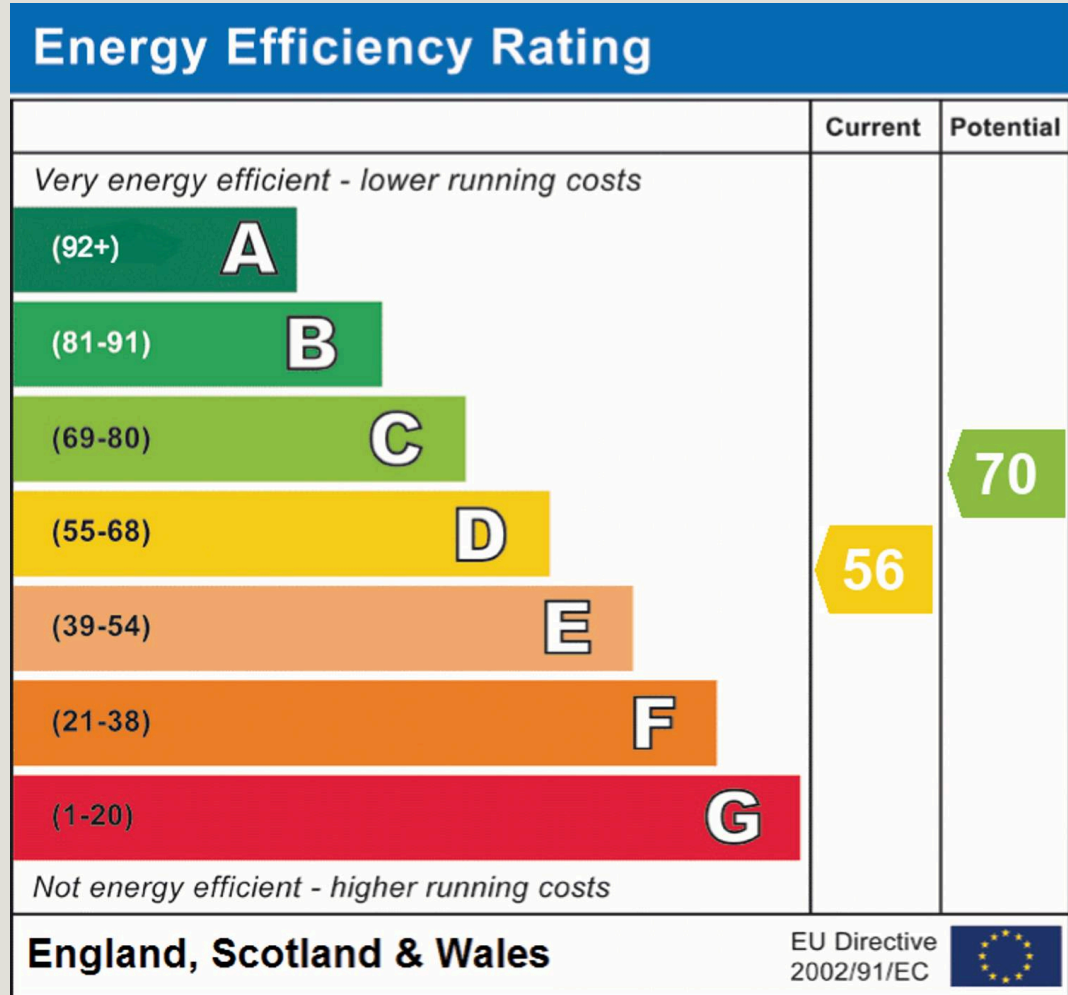
Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.

Management Terms & Conditions

Management: this property is managed by PFK. Terms: Rental: £750 PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.







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PFK

