



2 North Road, Aspatria, Wigton, CA7 3AW

Offers Over £250,000

PFK

2 North Road

The Property:

Step into this charming three bedroom semi-detached house, where period elegance meets modern family living. The welcoming stone facade opens to a bright and airy home, filled with natural light and original features such as fireplaces and lovingly preserved woodwork. The heart of the home is a spacious open plan kitchen and dining area, boasting sleek integrated appliances and shaker style cabinetry – perfect for family meals and entertaining. Unwind in the inviting living room, warmed by a wood burning stove, or retreat to the stylish bathroom featuring a freestanding bath and walk-in shower. With three generous bedrooms, there's plenty of space for everyone. The home's thoughtful layout includes a dedicated child friendly play area and private outdoor seating spots, making it ideal for growing families.

The outside space is just as impressive, with a landscaped front garden framed by mature shrubs and perennial blooms, creating a wonderful first impression. The rear garden is a true haven, offering a lush lawn, colourful borders, raised flowerbeds, and a handy storage outbuilding. Double gates provide access to an area at the back where the current owners have enjoyed informal offroad parking for two cars (via right of access). On street parking is also available. Early viewing is highly recommended, as homes like this are rarely available for long.





2 North Road

Location & Directions:

Aspatria 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, Aspatria 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 3AW

- Large 3 bed period semi detached
- Modern kitchen with integrated appliances
- Spacious & well maintained garden
- Period features & fireplaces
- EPC rating E
- Council Tax: Band C
- Tenure: Freehold



ACCOMMODATION

Entrance Porch

4' 10" x 4' 2" (1.48m x 1.27m)

Accessed via composite external door with glazed inserts, parquet flooring and further wooden internal door with stained glass inserts and glazed side panels.

Hallway

13' 5" x 6' 3" (4.09m x 1.91m)

A statement hallway with tiled flooring, high ceiling, oak staircase to first floor, understairs storage cupboard, and decorative coving.

Dining Room

11' 11" x 11' 4" (3.63m x 3.46m)

Light and airy high ceiling front aspect room with decorative coving, built in storage cupboard, open fireplace, tiled hearth and surround, exposed wooden floorboards and space for an 8 person dining table.

Living Room

15' 4" x 11' 1" (4.67m x 3.37m)

Beautiful front aspect high ceiling room, bathing in natural light from the large picture window, striking feature wall with multifuel stove in tiled hearth and ornate surround. Decorative coving, point for TV, exposed wooden floor boards.

Kitchen

10' 8" x 5' 10" (3.24m x 1.78m)

Rear aspect room fitted with a contemporary kitchen in royal blue and light grey finish, with complementary white quartz countertop, ceramic sink with mixer tap, point for dual fuel range with extractor fan over, integral dishwasher and washing machine, stone flagged floor, open access into dining area.



Dining Area

15' 3" x 9' 9" (4.66m x 2.96m)

Light filled rear aspect room with exposed beams, built in storage, space for an 8 person dining table, and wooden door leading to rear porch.

Rear Porch

5' 2" x 3' 5" (1.57m x 1.03m)

Parquet flooring, stone wall detailing, UPVC door with double glazed inserts giving access to garden.

FIRST FLOOR LANDING

10' 5" x 6' 4" (3.18m x 1.94m)

Half landing with side aspect window, decorative coving and walk-in storage cupboard.

Bedroom 1

16' 1" x 10' 11" (4.90m x 3.34m)

Front aspect, generously proportioned double bedroom with decorative coving.

Bedroom 2

11' 11" x 11' 10" (3.63m x 3.61m)

Front aspect light and airy high ceiling double bedroom with feature fireplace.

Bedroom 3

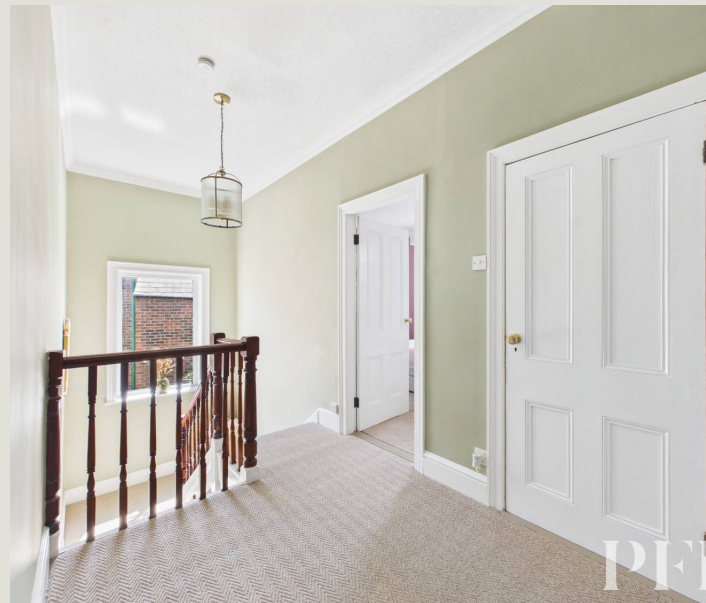
13' 3" x 10' 3" (4.05m x 3.12m)

Rear aspect double bedroom with decorative coving, high ceiling, built in wardrobes and point for wall mounted TV.

Bathroom

14' 2" x 5' 10" (4.32m x 1.78m)

Rear aspect spacious four piece bathroom comprising walk in shower cubicle with mains shower, WC, wash hand basin and freestanding roll top bath with hand held shower attachment, partially tiled walls and tiled flooring.





EXTERNALLY

Front Garden

Lawned front garden with mature shrubbery and perennials.

Rear Garden

Fantastic rear garden area laid to lawn, complemented by colourful mature borders, decorative chipped areas and raised flowerbeds, creating an attractive outdoor space. The garden also benefits from a useful storage outbuilding, a separate workshop measuring approximately 2.4m x 2.8m complete with a sink, an outside WC and an additional storage shed. A set of double gates leads to an area at the rear of the property which we are informed provides informal offroad parking, with the property benefiting from rights of access over this area.

On Street

1 Parking Space

On street parking immediately in front of the property.

Off Street

2 Parking Spaces

To the rear of the property, accessed via a gravelled alley next to number 4 North Road, is an area of land which adjoins to number 2's boundary and accesses the rear garden via a set of double gates. We are informed that the vendors have enjoyed parking for two cars here on an informal basis due to the right of access to their land. However we do not guarantee this.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1310 ft²

121.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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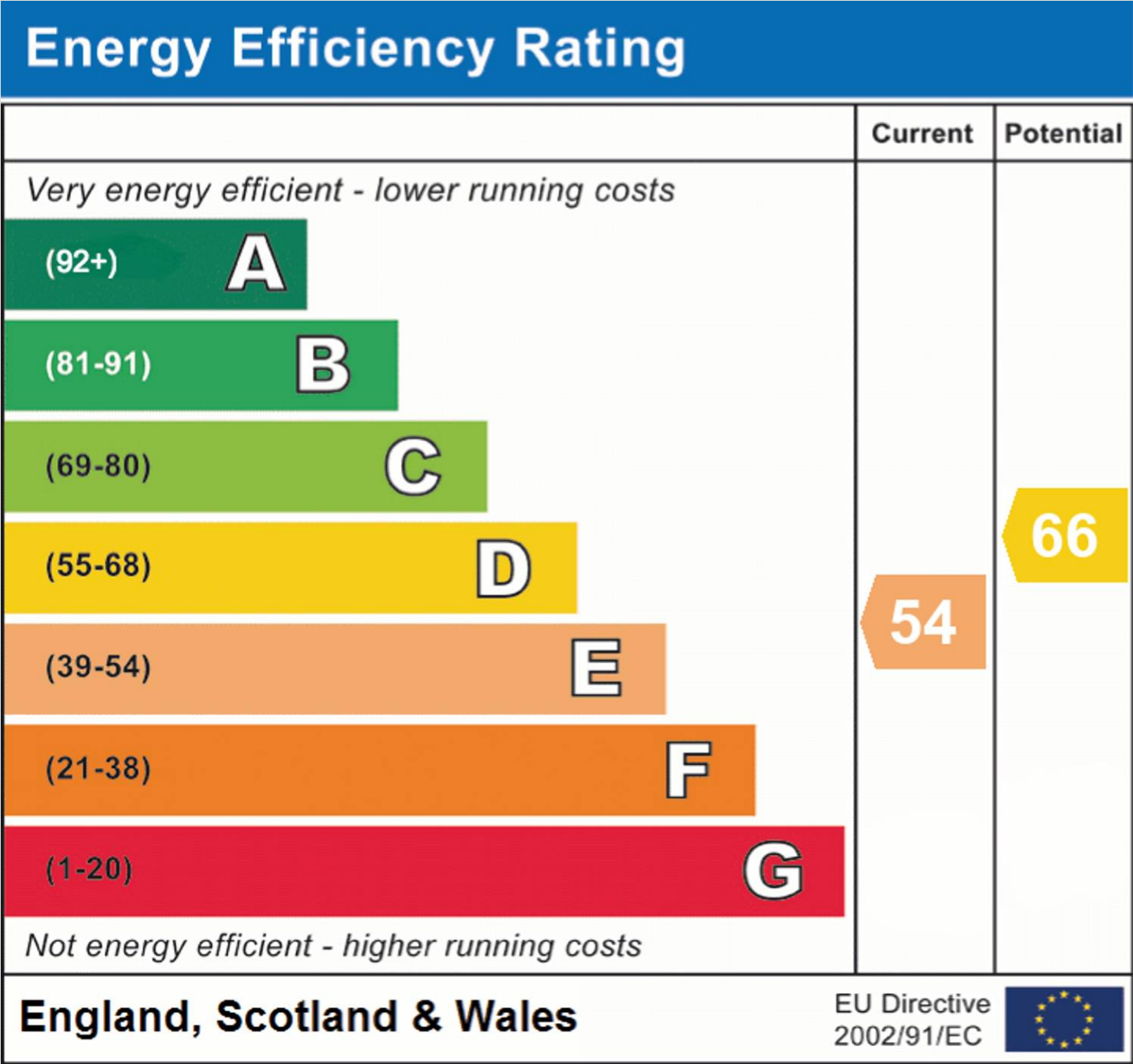
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. 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

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PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

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