

Cumbrian Properties

2 Brookside, Aikton



Price Region **£167,000**

EPC-D

Mid-terrace property | Attic room
1 reception room | 3 bedrooms | 1 bathroom
Parking | Gardens | Countryside views

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A spacious, three bedroom mid-terrace property with attic room, family dining kitchen, low maintenance garden and superb views across the countryside. Situated in the quiet village of Aikton this double glazed and oil central heated property briefly comprises lounge with cosy log burning stove and open staircase to the first floor, family dining kitchen with plenty of storage, two double bedrooms, single bedroom walk-in illuminated wardrobe, four piece family bathroom and a further attic room to the second floor with Velux window, heating and plenty of eaves storage. The property has excellent views from all bedrooms over the countryside towards Skiddaw and has a low maintenance rear garden with brick-built outhouse providing an ideal work from home office/studio. To the front of the property is a lawned garden with a pleasant seating area and bay providing parking. Situated just 3 miles from Wigton and approx. 10 miles from Carlisle the property would make a superb first time buy, downsize or family home.

The accommodation with approximate measurements briefly comprises:

Composite front door into the lounge.

LOUNGE (18'8 max x 11'10max) Fireplace housing a log burning stove with wooden lintel above, built-in shelving, double glazed window to the front with views over the neighbouring fields, radiator, staircase to the first floor and door to the kitchen.



LOUNGE

KITCHEN (16'max x 14'max) Fitted kitchen incorporating electric oven and grill, four burner hob with extractor hood above, integrated dishwasher, stainless steel sink with mixer tap, tiled splashbacks, double glazed window to the rear and composite door to the rear garden. Radiator, tiled flooring, coving to the ceiling, under counter lighting, space for fridge freezer, built-in storage cupboard, utility cupboard with plumbing for washing machine and space for tumble dryer, and cupboard housing oil boiler.



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FIRST FLOOR

LANDING Doors to bedrooms and shower room, coving to the ceiling, door and staircase to the attic room.

BEDROOM 1 (14'8 max x 8'4 to fitted wardrobes) Fitted wardrobes, double glazed window to the front with views across the countryside, radiator and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (10'9 max x 9') Fitted wardrobes, double glazed window to the rear with views over the fields, radiator, coving to the ceiling and fitted storage cupboard.



BEDROOM 2

BATHROOM (8' max x 5'4 max) Four piece suite comprising shower cubicle, panelled bath, vanity unit wash hand basin and WC. Two frosted windows, tiled flooring and heated towel rail.



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BEDROOM 3 (12'6 x 6') Walk-in wardrobe with lighting, radiator and two double glazed windows to the front with views over the fields.



BEDROOM 3

ATTIC ROOM (14'6 max x 13'8max) Double glazed Velux window, radiator and under eaves storage.



ATTIC ROOM

OUTSIDE Parking to the front of the property and a lawned front garden with flagged patio area enjoying superb views over the countryside towards Skiddaw. To the rear of the property is a low maintenance, paved garden with log store, oil tank, brick-built outhouse which has power and lighting, outside tap and gate providing pedestrian access to the front of the property.



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REAR GARDEN



VIEW TO THE FRONT

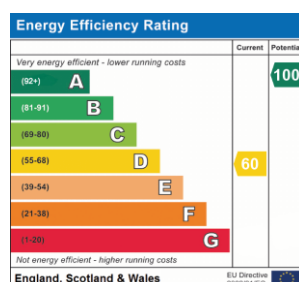


VIEW TO THE REAR

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band A.

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