



CHESTNUT LODGE | NORTH ROAD | ASPATRIA | CUMBRIA | CA7 3EN

PRICE £270,000



Lillingtons
Estate Agents



SUMMARY

What a stand-out property! Forming part of a large character residence, this semi detached home is offered in immaculate condition throughout and ticks plenty of boxes for buyers of all ages! Lovingly improved by the owner the property includes a large dining/hall, a gorgeous double aspect living room with multi fuel stove, a gorgeous modern kitchen with appliances and quartz worktops, three beautiful double bedrooms, the main one having a walk-in wardrobe plus en-suite, and a statement first floor bathroom! The wonderful stuff continues outside where there is allocated parking for a number of vehicles, plus a fabulous low maintenance garden perfect for entertaining with sun terrace, covered heated lounging area, a summerhouse and a useful workshop store. We think this will sell to the first viewer... so make sure its you!

EPC band D

GROUND FLOOR ENTRANCE

A part glazed composite door on the side of the building leads into dining hall

DINING HALL

A lovely, elegant space, with dedicated dining area for table and chairs plus feature window to front, doors to rooms, stairs to first floor, under stairs storage cupboard, radiator with cover, wood style flooring

LIVING ROOM

A beautiful double aspect room with double glazed windows to front and side, electric fitted blinds, multi fuel stove in feature fireplace with downlighters, radiator, picture rail, wood style flooring

KITCHEN

A generous kitchen fitted in a modern contemporary range of base and wall mounted units with quartz worktops and upstand, inset sink unit, induction hob with extractor, fitted eye level oven, warming drawer and combination microwave, fitted American style fridge freezer, vertical radiator, double glazed window to side and two to rear

UTILITY ROOM

Double glazed window to rear, cupboard with work surface, inset sink unit, space for washing machine, tile effect flooring, double radiator

GROUND FLOOR WC

Hand wash basin and low level WC.

FIRST FLOOR LANDING

A split level landing with steps down to bathroom and third bedroom, doors to all rooms, double radiator, loft access via ladder which is insulated and boarded for storage

BEDROOM 1

A lovely bedroom with double glazed window to front, radiator, wood style flooring, double doors open into a walk-in wardrobe, further door into en-suite

EN-SUITE SHOWER ROOM

Fitted with recessed shower enclosure, pedestal hand wash basin, low level WC. Tiled splash areas,



BEDROOM 2

Another double bedroom with double glazed window, corner fireplace, radiator, wood style flooring

BEDROOM 3

A further double bedroom with double glazed window, radiator, wood style flooring

BATHROOM

Two double glazed windows to rear, corner bath, separate quadrant shower enclosure with electric shower unit, hand wash basin with twin drawers under, low level WC. Tiled splash areas, double radiator, extractor fan, wood effect ceramic tiled flooring

EXTERNALLY

The property is set off the road with a shared drive leading to neighbouring homes. At the front there is space for potted plants plus inset parking for three vehicles on hardstanding with double gates at the side leading to front door and the rear garden. The rear garden is delightful and is low maintenance in nature. This includes a generous decking terrace with space for sun loungers, an area of artificial grass with space for potted plants, slate chippings to borders, outside power socket. Useful timber workshop/store for bikes etc. The property also benefits from a timber summerhouse and beside this a covered area for seating or hot tub with halogen heaters in roof and various lighting.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: C

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

The property benefits from fitted solar panels

Fixtures & Fittings: Carpets, oven hob and extractor, fridge freezer, combination microwave, workshop and summerhouse

Broadband type & speed: Standard 16Mbps/Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

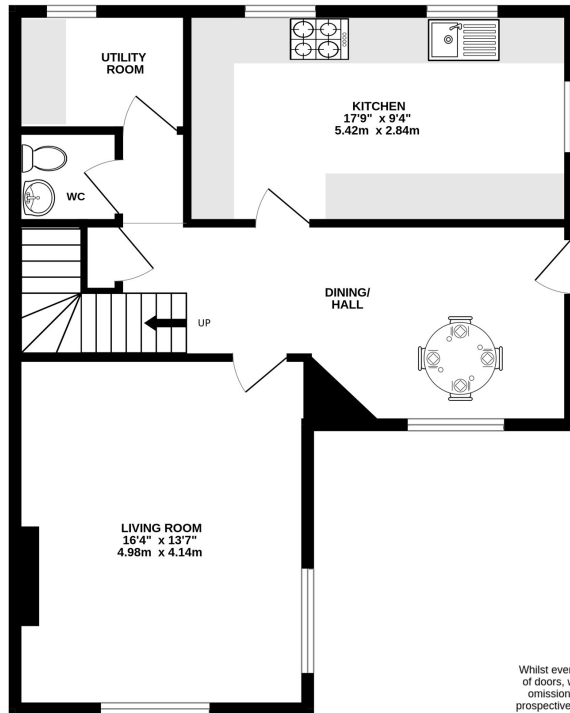
The property is not listed

DIRECTIONS

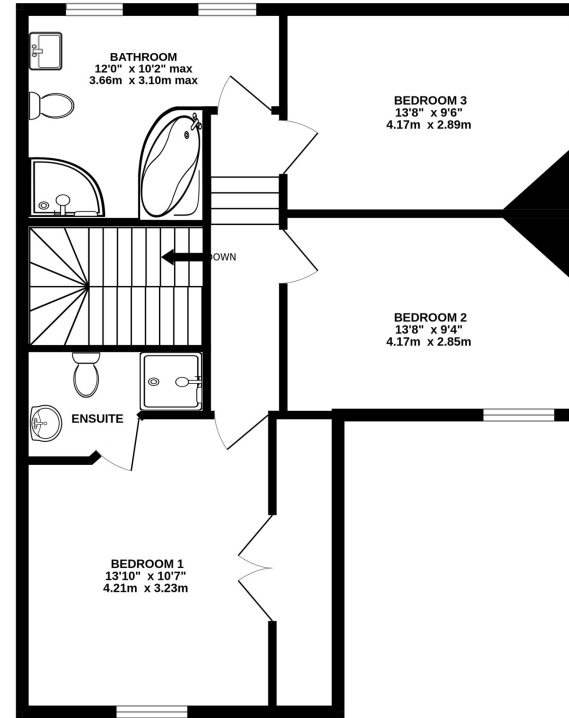
From Cockermouth take the A595 towards Carlisle. After approximately 4 miles at the top of the hill turn left to Aspatria. Follow this road into Aspatria and at the T-Junction in the centre turn right onto the A595. After passing the church turn left into North Road and the entrance to the property will be on the right hand side of the road.



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	86
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			