

# Cumbrian Properties

21 King Street, Aspatria



Price Region £160,000

EPC-F

End-terraced property | Set over three floors  
1 reception room | 3 bedrooms | 1 bathroom  
Lawned rear garden | Original features throughout

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## 2/ 21 KING STREET, ASPATRIA

An immaculately presented, three bedroom, end-terraced property, with a good size rear garden with two outhouses, situated in the heart of Aspatria close to a variety of local amenities including shops, schools and regular bus routes. The stunning property retains a wealth of original features throughout including traditional high ceilings, coving and open fireplaces (decorative purpose only). The UPVC double glazed and gas central heated accommodation briefly comprises entrance hall, lounge, kitchen, utility room and cloakroom. To the first floor there are two bedrooms with a four piece bathroom and further bedroom, currently used as a lounge/cinema room, to the second floor. Front forecourt, rear courtyard with two outhouses and lawned rear garden with decked seating area.

The UPVC double glazed and gas central heated accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into entrance hall.**

**ENTRANCE HALL** Radiator, understairs cupboard, doors to lounge and kitchen.



ENTRANCE HALL

**LOUNGE (14'9 max including bay window x 12'4 max)** Double glazed bay window to the front, tiled fireplace, two radiators, coving and ceiling rose.



LOUNGE

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**KITCHEN (12' max x 10'6 max)** A range of wall and base units with complementary worksurfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks and upstands. Four ring electric hob with double oven below, space for fridge and freezer. Double glazed window to the rear, radiator, wall mounted storage units, vinyl flooring and door to the utility room.



DINING KITCHEN

**UTILITY ROOM (12'6 max x 7' max)** A range of base units with complementary worksurfaces, splashbacks and a stainless steel sink unit. Plumbing for washing machine, radiator, vinyl flooring, door to cloakroom and UPVC door to the rear.

**CLOAKROOM** Low level WC, radiator and frosted window.



UTILITY ROOM

## **FIRST FLOOR**

**LANDING** Double glazed window to the rear, staircase to the second floor and doors to two bedrooms.

**BEDROOM 1 (16'8 max x 13'3 max)** Two double glazed bay windows to the front, radiator and cast iron fireplace (decorative purpose only).

**BEDROOM 2 (12' max x 10'5 max)** Double glazed window to the rear, built-in storage cupboards housing the Baxi boiler, cast iron fireplace (decorative purpose only) and radiator.

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BEDROOM 1



BEDROOM 2

## SECOND FLOOR

LANDING Skylight window, doors to bathroom and bedroom 3.

BEDROOM 3 (16'3 max x 12' max) Sloping ceiling with double glazed Velux window and radiator. Currently used as a lounge/cinema room.

BATHROOM White four piece suite comprising vanity unit wash hand basin with mixer tap, tiled splashbacks and vanity mirror above, tiled corner shower cubicle, freestanding roll top bath with claw feet, and low level WC. Part tiled walls, radiator, vinyl flooring, storage cupboard and sloping ceiling with double glazed Velux window.



BEDROOM 3



BATHROOM

OUTSIDE Front forecourt. Low maintenance rear courtyard with two outhouses, pedestrian access gate to the rear lane and a further gate providing access to a good size lawned garden with stone chipped pathway and decked seating area.

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**TENURE** We are informed the tenure is Freehold.

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

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



