

# PFK

Monkroyd, Brough Street, Aspatria, Wigton, Cumbria CA7 3AT

Guide Price: £225,000







PFK

## LOCATION

Aspatria is a well serviced town with a good variety of shops, doctors surgery, public houses, schools, churches and good travel links to both Carlisle and the west coast. Only a short drive to both the beautiful Solway coast and the Lake District National Park.

## PROPERTY DESCRIPTION

Situated in the small north Cumbrian town of Aspatria, this detached family property offers an ideal location for those seeking a peaceful yet convenient property. With excellent access to public transportation, residents can easily explore nearby areas such as Carlisle, Cockermouth, the Solway coast, and the renowned Lake District National Park. This prime location ensures that all amenities and services are within easy reach, making daily life effortless.

On entering the property, you are greeted by a spacious entrance hallway that sets the tone for the rest of the house. The ground floor boasts an array of well designed living spaces, including a generous lounge/diner, a modern kitchen/diner with access to a boot room which leads out to the garden, a snug/office for those who work from home, and a convenient cloakroom/WC. To the first floor, there are four good sized double bedrooms and a four piece family bathroom with hydrojet shower and corner bath.

Externally to the front, there is offroad parking leading to the integral garage and to the rear there is an attractive landscaped garden which provides the perfect setting for families and children, alfresco dining and outdoor entertaining.

With its well positioned surroundings and charm, this property is an ideal choice for families seeking a permanent residence in a welcoming community.

## ACCOMMODATION

### Entrance Hall

6.2m x 0.9m (20' 4" x 2' 11") Accessed via part glazed UPVC front door. A generous hallway with inset feature fish tank, door to the integral garage, stairs to the first floor, laminate flooring and doors giving access to the ground floor rooms.

### Cloakroom/WC

2.3m x 0.9m (7' 7" x 2' 11") Fitted with WC and wash hand basin with tiled splashbacks, vertical heated chrome towel rail, laminate effect flooring and obscured front aspect window.

### Study/Snug/Office

2.3m x 2.3m (7' 7" x 7' 7") A versatile, side aspect room with large understairs cupboard and feature fish tank (which continues through into the hallway).

### Kitchen/Diner

4.7m x 2.8m (15' 5" x 9' 2") Fitted with a range of matching wall and base units in a dove grey, high gloss finish, with complementary work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including electric hob with extractor over and separate eye level oven and microwave, fridge freezer and dishwasher. Breakfast bar providing informal dining space for four to five, spotlighting, tile effect flooring and dual aspect windows.

### Side Porch

1.6m x 1.1m (5' 3" x 3' 7") A perfect bootroom, with wall mounted shelving and part glazed UPVC door giving access out to the front of the property.

### Living/Dining Room

4.5m x 6.5m (14' 9" x 21' 4") A generous reception room with exposed beam, electric fire in a wood surround, ample space to accommodate a good sized dining table, feature, circular side aspect window with additional window to the rear and French doors leading out to the garden.

## FIRST FLOOR LANDING

A generous galleried landing with a feature arched window at half landing level and a further side aspect window on the landing. With two storage cupboards and doors giving access to the first floor rooms.

### Bedroom 1

4.4m x 2.3m (14' 5" x 7' 7") A front aspect double bedroom.

## Bathroom

4.7m x 1.3m (15' 5" x 4' 3") Fitted with a four piece suite comprising hydrojet shower cubicle with mains shower, additional hand held shower attachment and convenient seat, corner bath, wash hand basin in vanity unit and WC. Part tiled walls and tiled flooring, heated towel rail, spotlighting and obscured front aspect window.

## Bedroom 2

4.7m x 2.5m (15' 5" x 8' 2") A dual aspect double bedroom.

## Bedroom 3

4.5m x 3.5m (14' 9" x 11' 6") A generous rear aspect double bedroom enjoying views over to the playing field.

## Bedroom 4

4.5m x 2.8m (14' 9" x 9' 2") A further rear aspect double bedroom with views over the playing field.

## EXTERNALLY

## Gardens and Parking

To the front of the property, there is offroad driveway parking for two to three cars leading to the integral garage. Side access leads around to the attractive, enclosed landscaped rear garden, mainly laid to lawn with floral borders, paved patio areas, feature pond and gravelled pathway leading to a raised decked area, ideal for outdoor furniture and alfresco dining.

## Garage

5.5m x 2.4m (18' 1" x 7' 10") With up and over door, power and lighting. Fitted with matching wall and base units in a wood effect finish, with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing and space for washing machine, space for fridge freezer and side aspect window.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity, water and drainage. Electric heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cockermouth office, 01900 826205.


Directions: The property can easily be found on the small road of Brough Street, or by using what3words location [///access.clips.partners](https://www.what3words.com/location/:///access.clips.partners)







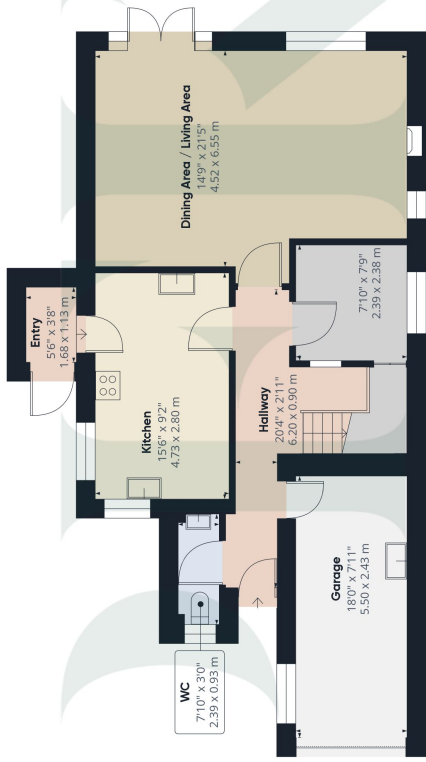
| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
|   |          | <b>55</b>               | <b>78</b> |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



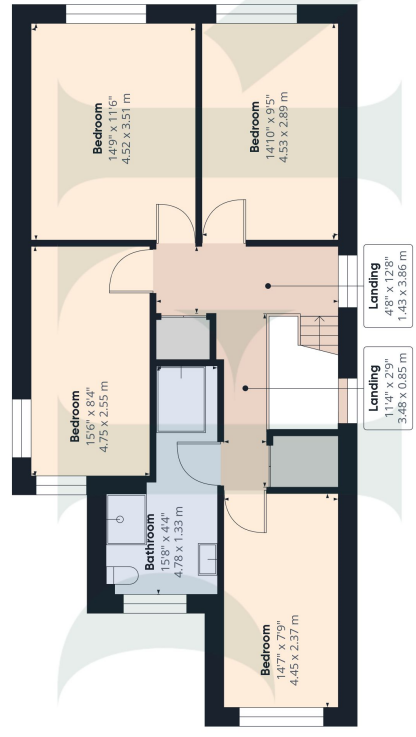
Approximate total area<sup>(1)</sup>

1610.28 ft<sup>2</sup>

149.6 m<sup>2</sup>



**Floor 0**



**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more detailed information, please refer to the floor plan for illustrative purposes only.

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