

# Cumbrian Properties

2 Brayton Road, Aspatria



Price Region **£147,000**

**EPC-D**

Semi-detached property | Immaculately presented  
1 reception room | 2 double bedrooms | Spacious bathroom  
Parking & garage | Ideal first time buy

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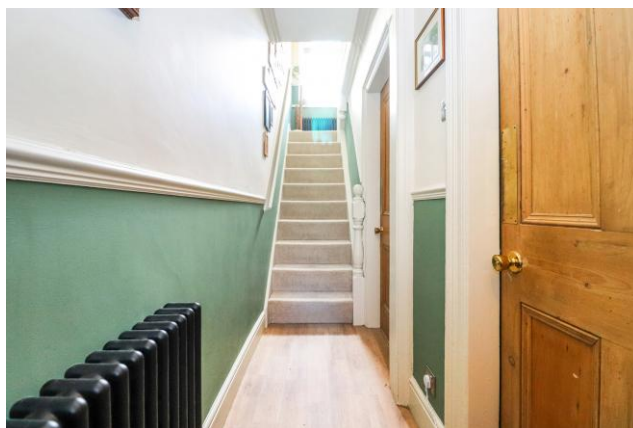
## 2/ 2 BRAYTON ROAD, ASPATRIA

This beautifully presented, two double bedroom, semi-detached property has been recently renovated to a high standard and provides a spacious low maintenance home. Situated in a convenient location close to the amenities in Aspatria, the property retains many original features such as internal doors, coving and ceiling rose and has the perfect blend of modern fittings with traditional character. The property has a welcoming entrance hall providing handy storage for coats & shoes, a cosy lounge with multi fuel stove, country style dining kitchen with integrated AEG appliances and built-in pantry, and a rear porch that provides more storage space and leads to the rear yard. To the first floor is the master bedroom with built-in storage and partial countryside views to the fells, and a luxurious four piece bathroom with freestanding bath, walk-in shower, twin sink units and a practical utility cupboard with plumbing for the washing machine. To the second floor is a further double bedroom with Velux window and plenty of eaves storage. Externally, to the front of the property is a low maintenance forecourt garden and to the rear is a garage with power supply and parking for two/three vehicles. In addition to the internal cosmetic upgrades the property has had a full rewire, new garage & porch roof and is ready to move in to. A fabulous opportunity for first time buyers or downsizers.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge and dining kitchen, staircase to the first floor, cast iron radiator, wood effect flooring, original coving and ceiling rose.



ENTRANCE HALL

**LOUNGE (12' x 11'5)** Brick fireplace with tiled hearth housing a multi fuel stove, double glazed window to the front with wood panelling below, cast iron radiator, coving and built-in storage.



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**DINING KITCHEN (12' x 11')** Fitted kitchen incorporating an AEG electric oven and four ring hob with extractor hood above, integrated AEG fridge and freezer, integrated AEG dishwasher, under counter lighting, wooden worksurfaces, stainless steel sink with mixer tap, built-in understairs pantry, double glazed window to the rear, wood effect flooring and door to the rear porch.



DINING KITCHEN

**REAR PORCH** Handy storage area with wood effect flooring, part wood panelled walls, double glazed window and UPVC door to the rear yard.

### **FIRST FLOOR**

**LANDING** Double glazed window to the rear, cast iron radiator, original coving and ceiling rose, doors to bedroom 1 and bathroom, door and staircase to bedroom 2.



LANDING

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**BEDROOM 1 (15'6 max x 11'5 max)** Double glazed window to the front, radiator, coving, original wood flooring and built-in cloaks cupboard.



BEDROOM 1

**BATHROOM (12'7 x 9'8)** Four piece suite comprising freestanding bath, double size walk-in shower unit with waterfall showerhead, twin sink vanity unit wash hand basin, and WC. Built-in storage cupboard housing the boiler and plumbing for a washing machine, ceiling spotlights, boarded splashbacks, part wood panelled walls, frosted glazed window, cast iron radiator, heated towel rail, illuminated mirror and tile effect flooring.



BATHROOM

## **SECOND FLOOR**

**BEDROOM 2 (16' max to under eaves x 15' max)** Double glazed Velux window, two radiators, beamed ceiling and under eaves storage.



BEDROOM 2

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**OUTSIDE** Front forecourt garden and driveway providing shared access to the rear of the property where there is parking for two/three vehicles along with a garage with power supply and outside tap.



VIEW

**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.

