

# Cumbrian Properties

## 3 Scales Terrace, Aspatria



**Price Region £125,000**

**EPC-D**

Mid-terraced property | Stunning views  
Open plan lounge/dining kitchen | 3 bedrooms | 1 bathroom  
Forecourt & rear garden | No onward chain

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## 2/ 3 SCALES TERRACE, HIGH SCALES, ASPATRIA

This immaculately presented, three bedroom, mid-terraced property offers generous lawned gardens to the rear along with stunning views across the countryside. Double glazed and electric heated the property is neutrally decorated throughout and briefly comprises entrance hall, open plan lounge/dining kitchen with cosy log burning stove and modern sleek kitchen units and wood worksurfaces. To the first floor there are two double bedrooms and a single bedroom – all with views, and a chic three piece bathroom. Externally, to the front of the property, is a low maintenance paved forecourt along with on-street parking. To the rear of the property is a patio seating area and a generous lawned garden. Located just a five minute drive outside of Aspatria the property would make an ideal first time buy, downsize or buy to let investment opportunity and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor and door to open plan lounge/dining kitchen.



ENTRANCE HALL

### **OPEN PLAN LOUNGE/DINING KITCHEN (23' max x 15' max)**

**LOUNGE AREA** Multi fuel stove on a slate hearth with wooden lintel above, double glazed window to the front, understairs storage and electric heater.

**DINING KITCHEN AREA** Fitted kitchen incorporating an electric oven with four ring hob and extractor hood above, integrated washing machine, space for fridge freezer, breakfast bar, wood effect worksurfaces, stainless steel sink with mixer tap, ceiling spotlights, space for table and chairs, electric heater and French door to the rear garden.



LOUNGE AREA

### 3/ 3 SCALES TERRACE, HIGH SCALES, ASPATRIA



DINING KITCHEN AREA

### FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Loft access.



LANDING

BEDROOM 1 (12' max x 8'5 max) Electric heater and double glazed window to the front with views towards the fells.



BEDROOM 1

BEDROOM 2 (10' max x 10' max) Electric heater and double glazed window to the rear with stunning views across the countryside.

#### 4/ 3 SCALES TERRACE, HIGH SCALES, ASPATRIA



BEDROOM 2

**BEDROOM 3 (7'7 x 6')** Electric heater and double glazed window to the front with views towards the fells.



BEDROOM 3

**BATHROOM (6' x 5')** Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC. Part boarded walls and frosted glazed window.



BATHROOM

**OUTSIDE** Paved forecourt and on-street parking to the front of the property. To the rear of the property is a patio leading onto the lawned garden with stunning views across the countryside.



5/ 3 SCALES TERRACE, HIGH SCALES, ASPATRIA



REAR GARDEN



REAR OF THE PROPERTY



FRONT OF THE PROPERTY



VIEW FROM BEDROOM 1



VIEW FROM BEDROOM 2

**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.