

Cumbrian Properties

77 King Street, Aspatria



Price Region £85,000

EPC-D

End terraced property | Town centre location
Open plan living area | 2 bedrooms | 1 bathroom
Newly refurbished | Parking for one car | No onward chain

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This newly refurbished two bedroom end terraced property has been modernly refurbished to a high standard with beautiful bay windows with window seating to the living area and master bedroom. The fully double glazed and gas central heated accommodation briefly comprises dining lounge, kitchen, modern spiral staircase leading to the first floor landing where there are two bedrooms and three piece family bathroom. Externally, there is one parking space to the front of the property. To the rear of the property is a shared small courtyard with two storage outhouses to accommodate refuse and recycling. The property is immaculately decorated throughout and would make an ideal first time buy or as a buy to let investment opportunity. Viewing of this property is highly recommended to fully appreciate the high standard and detail of the refurbishment.

The accommodation with approximate measurements briefly comprises:

Entry to the property is through composite front door into the dining lounge.

DINING LOUNGE (17' x 8' max) Double glazed bay window to the front, radiator, decorative fireplace surround, wood effect flooring, modern spiral staircase to the first floor and steps up to the kitchen.



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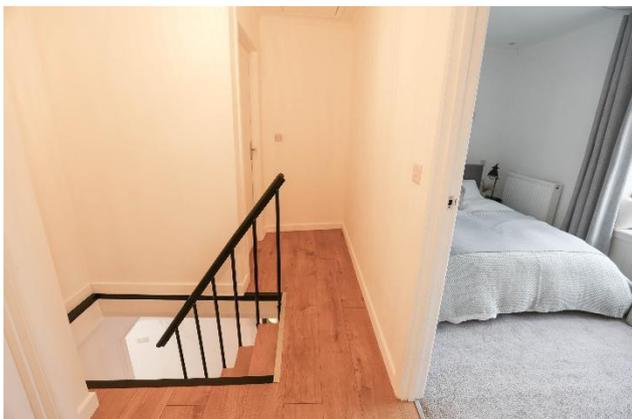
KITCHEN (8' x 6' max) Fitted kitchen incorporating integrated washing machine, integrated electric oven, hob and extractor hood above and stainless steel sink. Partially tiled walls, wood effect flooring and double glazed window to the side.



KITCHEN

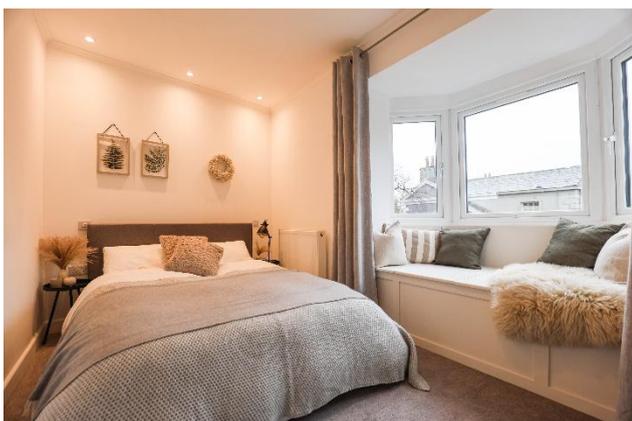
FIRST FLOOR

LANDING (14' x 7' max) Feature sandstone wall, wood effect flooring, loft access and doors to two bedrooms and bathroom.



LANDING & FEATURE WALL

BEDROOM 1 (13' x 7' max) Double glazed bay window, built-in window seating with storage, walk-in storage cupboard and radiator.



BEDROOM 1

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BEDROOM 2 (12' x 7' max) Double glazed window to the rear, radiator and two built-in storage cupboards, one housing the boiler.



BEDROOM 2

BATHROOM (10' x 5' max) Three piece suite comprising shower over panelled bath with mixer tap, vanity unit wash hand basin and WC. Frosted double glazed window, partially tiled walls, tiled flooring and heated towel rail.



BATHROOM

OUTSIDE There is one parking space to the front of the property. To the rear of the property is a shared small courtyard with two storage outhouses to accommodate refuse and recycling.

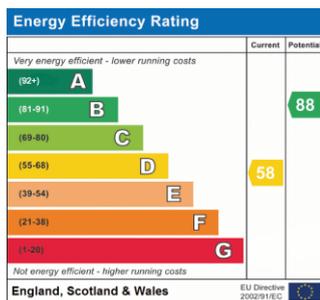


REAR OF THE PROPERTY

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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.

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