



19 LAWSON STREET | ASPATRIA | CUMBRIA | CA7 3DR

PRICE £85,000



Lillingtons
Estate Agents



SUMMARY

This deceptively spacious traditional terrace house is offered with the benefit of no chain and will make a great home. The property includes a generous living room with a fitted kitchen/breakfast room and a lean-to style conservatory plus a generous and nicely fitted family bathroom. There are two decent bedrooms to the first floor and also a large attic room accessed via a ladder stair on the landing which will make a great hobby room or home office. Completing the accommodation is a decent size courtyard garden with side access gate.

EPC band E

GROUND FLOOR ENTRANCE

Part glazed PVC door opens into living room

LIVING ROOM

Double glazed window to front, vertical radiator, fire surround and hearth, TV plinth beside, coved ceiling, part glazed door to stairs which lead to first floor, door to kitchen

KITCHEN/BREAKFAST ROOM

Window to rear into conservatory, fitted range of base and wall mounted cupboards with worktops, single drainer sink unit with tiled splashbacks, electric hob with eye level oven and extractor, space for washing machine, slimline dishwasher and fridge freezer, under stairs cupboard, double radiator, space for bistro table and chairs, part glazed door to rear lobby

REAR LOBBY

PVC door to conservatory, door to bathroom, tiled flooring

LEAN-TO CONSERVATORY

Double glazed window to side, double glazed French doors to rear into garden, double radiator, polycarbonate roof

GROUND FLOOR BATHROOM

A generous bathroom with panel bath, thermostatic shower unit and screen, fitted cupboard with niches for bath products, hand wash basin on leg unit, low level WC. Tiled floor and two walls, double radiator, extractor fan, two double glazed windows to side and one to rear

FIRST FLOOR LANDING

Double glazed window to front, doors to rooms, ladder stair to attic room, under stairs cupboard, wall mounted combi boiler



BEDROOM 1

Double glazed window to front, cast iron style radiator

BEDROOM 2

Double glazed window to rear, wood floorboards, radiator

ATTIC ROOM

Ideal as a hobby room or home office with a vaulted ceiling with slightly restricted head height, Velux window to rear, exposed purlins, radiator, storage cupboard

EXTERNALLY

To the rear is an enclosed courtyard with side access gate. The rear boundary backs onto a cutting for the local coastal trainline

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor fan

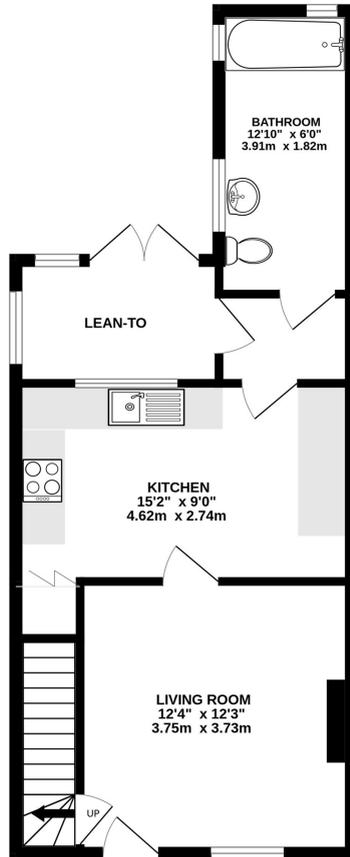
The property is not listed

DIRECTIONS

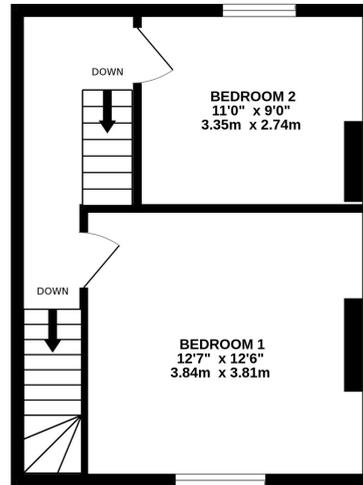
From Cockermouth take the A595 towards Carlisle and before reaching Moota garden centre take the left turn at the top of the hill to Aspatria. Follow the road into the town to a staggered crossroads, turning right onto the A596 towards Carlisle. Follow the road past the church and once round the left hand bend in the road the property will be located on the left hand side.



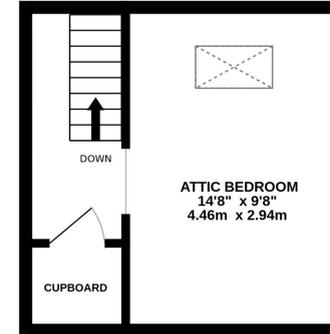
GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			