

# Cumbrian Properties

## 9 Beacon Close, Aspatria



**Price Region £230,000**

**EPC-**

Semi-detached property | Potential to extend (STPP)

Open aspect | 3 bedrooms | 1 bathroom

Gardens, garage & drive for 4 cars | No onward chain

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## 2/ 9 BEACON CLOSE, ASPATRIA, WIGTON

This three bedroom, extended semi-detached home with garage and driveway offers a generous rear garden with open aspect providing potential to extend. Situated at the top of a quiet cul-de-sac, the property is well-presented throughout with a recently replaced roof and combi-boiler. Comprising of a handy entrance porch leading into a spacious dining lounge with gas fire and open staircase to the first floor. The extended dining kitchen provides plenty of storage and space for entertaining with modern units and patio doors leading out to the rear garden. There is also a separate utility room and access to the integral garage. To the first floor there are two double bedrooms, the master having fitted bedroom furniture and views across the garden and open aspect, single bedroom/office with fitted storage and a fully tiled three piece family bathroom. Externally to the front of the property the gravelled driveway provides off-street parking for up to four vehicles and to the rear is a beautifully maintained lawned garden providing plenty of space for children's play area, outdoor entertaining or potential to extend (subject to planning permission). This property makes a superb family home and is located within walking distance of the local shops and schools of Aspatria along with good transport links to Cockermouth, Wigton, Carlisle and the Lake District.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the entrance porch.

**ENTRANCE PORCH** Double glazed windows and UPVC door to the dining lounge.



ENTRANCE PORCH

**DINING LOUNGE (20'5 max x 19'8 max)** Coal effect gas fire, two radiators, coving to the ceiling, open staircase to the first floor, double glazed window to the front and double glazed sliding patio doors to the dining kitchen.



DINING LOUNGE

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**DINING KITCHEN (19'7 max x 18'5 max)**

**KITCHEN** Fitted kitchen incorporating integrated dishwasher, electric oven and grill with four burner hob with extractor hood above, stainless steel sink with mixer tap, boarded splashbacks and breakfast bar. Two double glazed windows, ceiling spotlights, coving to the ceiling, radiator, understairs storage and door to the utility.

**DINING AREA** Double glazed sliding patio doors to the rear garden, radiator and coving to the ceiling.



EXTENDED KITCHEN & DINING AREA

**UTILITY ROOM (8' x 7'4)** Double glazed windows, UPVC door to the rear garden, plumbing and space for washing machine, radiator and door to the garage.

**GARAGE (15'5 x 8'9)** Houses the Baxi combi boiler (approx. 5 years old), lighting and power.



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UTILITY ROOM

## **FIRST FLOOR**

**LANDING** Radiator, access to the loft and doors to all bedrooms and bathroom.

**MASTER BEDROOM (11'6 x 9'7)** Range of fitted bedroom furniture, double glazed window to the rear of the property with views of garden and plain fields, radiator and coving.



MASTER BEDROOM

**BEDROOM 2 (11'7 x 10')** Double glazed window to the front and radiator.



BEDROOM 2

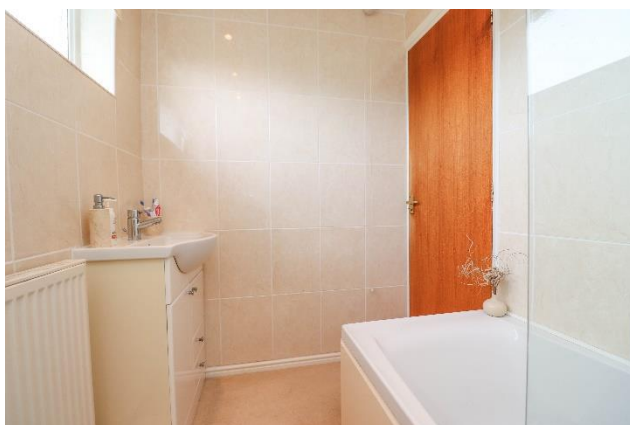
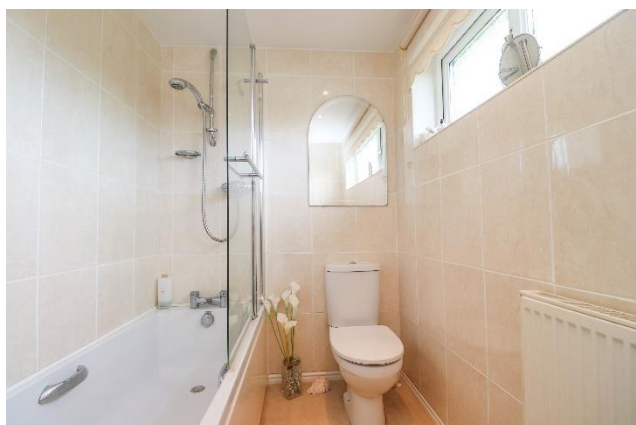
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**BEDROOM 3/OFFICE (7'7 max x 7' max)** Fitted storage cupboard with radiator, double glazed window to the front and radiator.



BEDROOM 3 / OFFICE

**BATHROOM (7'5 x 4'9)** Three piece suite comprising shower over panelled bath, vanity unit wash hand basin and WC. Fully tiled walls, ceiling spotlights, frosted glazed window and radiator.



BATHROOM

**OUTSIDE** To the rear of the property there is a generous lawned garden with patio seating area bordered by mature trees and shrubs with timber shed, greenhouse, outside water supply and an open aspect across the plain fields. To the front of the property there is a lawned garden and gravelled driveway providing off-street parking for up to 4 vehicles leading up to the access to the garage.





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REAR GARDEN AND OPEN ASPECT

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band B.

**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.

EPC GRAPH TO FOLLOW