



6 Chapel Terrace, Prospect, Aspatria, CA7 2LU

£125,000

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Having been beautifully fitted and maintained this is a super bungalow which certainly gives a good punch!

We love the wood features which certainly add to the character of the property, the beautiful fireplace with multi-fuel stove being the cherry on the cake! The lounge is the hub of the home and this extends into the dining room with French doors which spill out onto the private sun-trap-of-a-garden (where you'll also find off road parking for two cars). The kitchen and bathroom balance it perfectly and the two double bedrooms are spacious and well fitted.

Sitting in such a convenient location, you're within easy reach of Aspatria, Cockermouth & Maryport, not to mention the coast and Lake District. A bus runs through Prospect and there's also a village pub.

All in all, this is a great home, perfect for a first time buyer, downsizer, investor or someone looking for an easy to maintain lock up and leave holiday property. Come and have a look!

OWNER'S COMMENTS

"Having to sell with a heavy heart but we have loved every minute of it. Neighbours and locals made us feel very welcome and part of the community. Back garden is a great suntrap and the location offers a variety of different activities within easy reach - the beautiful Solway coast and the Lakeland fells. Excellent bus service, local pub, nearby Church at Hayton."

THINGS YOU NEED TO KNOW

Double glazing

Electric heating

High quality pine joinery throughout including internal doors with black ironmongery, skirting boards, door frames, window sills etc.

ENTRANCE PORCH

The property is accessed via a UPVC door with frosted leaded glazing panels and that leads into the entrance porch with windows either side, tiled floor, pine clad ceiling and door and step up into:

LOUNGE



A fabulous room with ceiling beams, wood burning stove within fireplace recess with brick surround, tiled hearth and natural pine mantelpiece over. Television point, shelving within recess and opening into dining area.

DINING AREA



Ample space for a table. Double patio doors to the rear. Built-in cupboard with shelving and doors into the kitchen and bathroom.

KITCHEN

9'8" x 6'11" (2.95 x 2.13)



Fitted with a range of base and wall units with laminate worktop over and coloured ceramic tile splash back. Includes stainless steel sink with mixer tap. Space for fridge and plumbing for washing machine, integrated electric oven with four ring electric hob over and extractor fan. Ceramic tile floor, window to the garden, spot lighting and UPVC door to the rear.

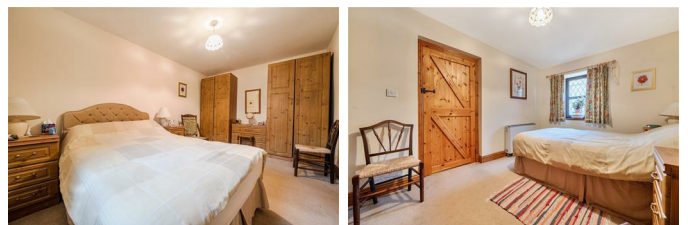
BATHROOM



Fitted with bath and electric shower over with clear screen in chrome frame, pedestal wash basin with two chrome taps and low level WC. Green ceramic tiled floor, double frosted window to the rear and spotlighting, ample space for furniture etc. White ladder style radiator, extractor fan and immersion heater.

BEDROOM ONE

12'5" x 8'11" (3.81 x 2.72)



A spacious double room to the front.

BEDROOM TWO

14'11" x 8'11" (4.57 x 2.72)



Double room to the front with access into the loft and cupboard with cylinder tank and shelving. Built in wardrobe with shelving.

FRONT GARDEN

There is a courtyard garden either side of the path which leads to the front door.

REAR GARDEN



A lovely private and paved garden to the rear with shed.

PARKING



There is off road parking for two cars on the gravelled area.

DIRECTIONS



W3W:///live.episode.ascendant

As you head into Prospect from Aspatria it is on the left hand side at the southern end of the village.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band A.

VIEWINGS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

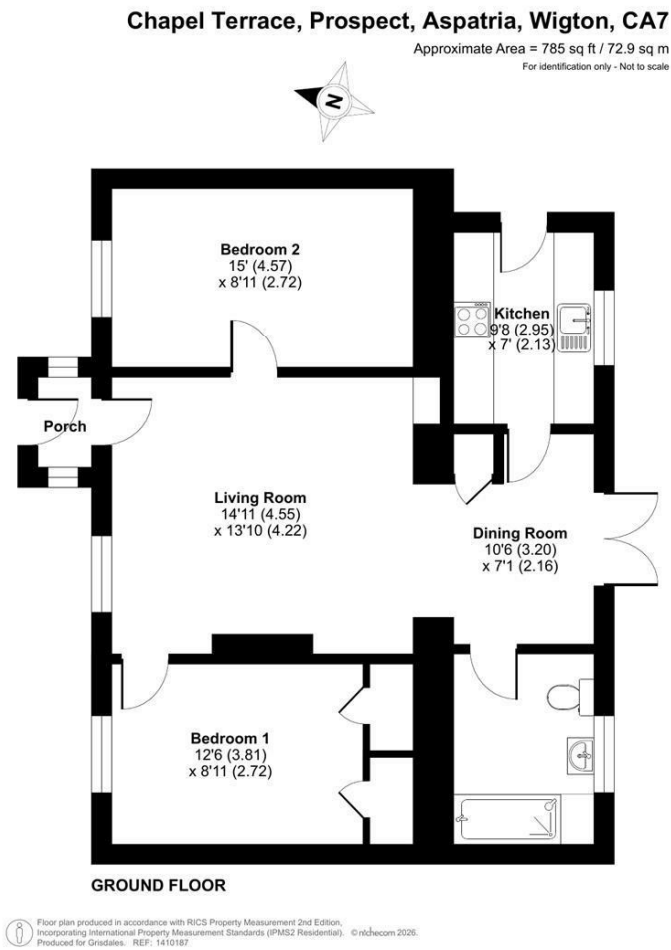
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

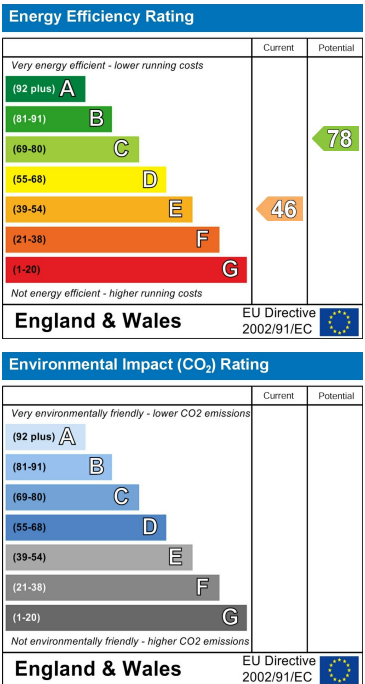
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.