



# GRISDALES

PROPERTY SERVICES



## West Croft, Westnewton, Aspatria, CA7 3PB

**£280,000**

WITH OPEN VIEWS OVER COUNTRYSIDE THIS BUNGALOW IS BECKONING YOU!

Come and have a look and see what delights lie behind the front door. With three bedrooms, three reception rooms and a super kitchen and bathroom this home will enthral and excite you. There's off road parking for two cars, easy to maintain gardens to the front and rear and super views across the fields along with endless walks!

Located within a couple of miles of Aspatria for local shops and schools, it's also a quick hop over to Allonby for delightful coastal experiences. Come take a peek.....

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

## WHAT YOU NEED TO KNOW

Gas central heating  
Double glazing  
Oak doors throughout

## ENTRANCE AREA

Accessed via uPVC door into entrance porch which gives access to the inner hallway.

## INNER HALLWAY

A spacious "L" shaped hallway with access into the loft.

## LOUNGE

14'11" x 12'9" (4.57 x 3.91)



A lovely cosy and comfortable room with attractive fireplace with brick features and mantelpiece over. Coving, ceiling and tv point. Sliding doors to the sun room, door to the dining room, window to the front and practical and high quality flooring.

## SUN ROOM

12'0" x 9'8" (3.66 x 2.97)



A light and bright room with window to the rear and smaller window to the side. Parquet flooring and sliding doors into the lounge.

## DINING ROOM

13'1" x 8'7" (3.99 x 2.62)



Previously converted from a garage this is a great asset to the house. Shelving, coving, wood effect flooring and window to the front.

## KITCHEN

18'9" x 10'0" (5.72 x 3.07)



Fitted with a good range of base and wall units with laminate worktop over and tiled splashback with lighting below the wall mounted cupboards. Includes sink unit, plumbing for a washing machine, oven and hob. Space for fridge/freezer and table. Coving, tiled floor. Door to the rear lobby and inner hallway and window to the rear.

**BEDROOM 1**

11'3" x 8'11" (3.45 x 2.72)



Double room to the front.

**BEDROOM 2**

10'9" x 8'11" (3.28 x 2.74)



Double room to the front.

**BEDROOM 3**

8'11" x 8'2" (2.72 x 2.51)



Single room to the side.

**SHOWER ROOM**



Fitted with shower with clear screen and wall mounted electric shower with waterproof panelling. Low level w.c. and pedestal wash basin. Wood effect flooring, tiling to walls and frosted window to the side.

**DRIVE & PARKING**

There is a drive for 2/3 cars.

**FRONT GARDEN**



Easy to maintain with paving and shillies.

**REAR GARDEN**



Paths from both sides lead round to the rear garden where there's an easy to maintain paved and shillied garden.

## STORE ROOMS

9'6" x 9'1" (2.92 x 2.77)



There are two useful store rooms to the rear One being detached with electricity and the other being a useful utility area (measured above) with plumbing for a washing machine and the central heating boiler.

## OUTLOOK



There's a delightful view from the rear over countryside.

## DIRECTIONS

From Aspatria, take the turn to Westnewton and follow for approximately 2 miles. Upon entering the village proceed through for approximately 1/5 mile whereupon West Croft can be found on the left hand side.

W3W: ///galleries.tangling.swan

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C..

## VIEWING ARRANGEMENTS

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.

\*Please note these details have yet to be approved by the vendors.

## 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.

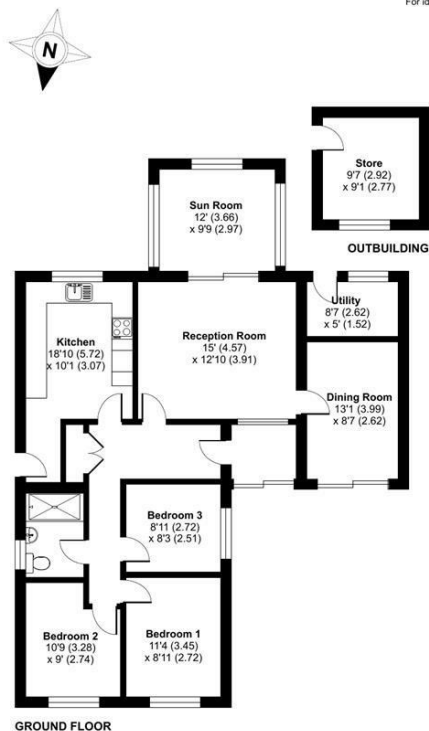
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### West Croft, Westnewton, Aspatria, Wigton, CA7

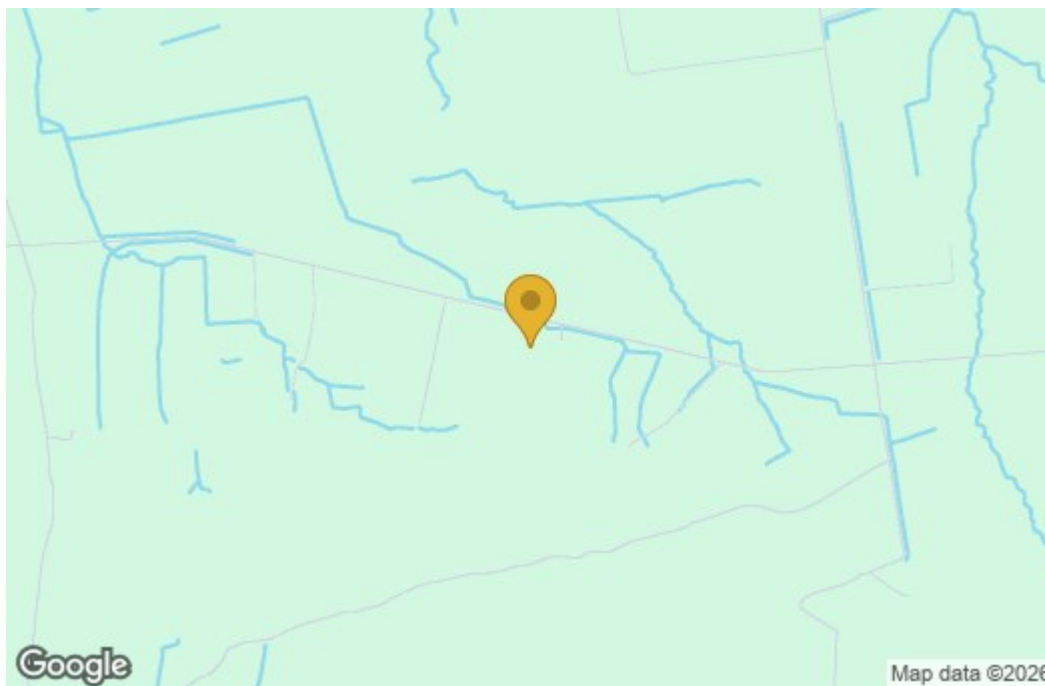
Approximate Area = 1029 sq ft / 95.6 sq m  
 Garage = 113 sq ft / 10.5 sq m  
 Outbuilding = 88 sq ft / 8.2 sq m  
 Total = 1230 sq ft / 114.3 sq m

For identification only - Not to scale

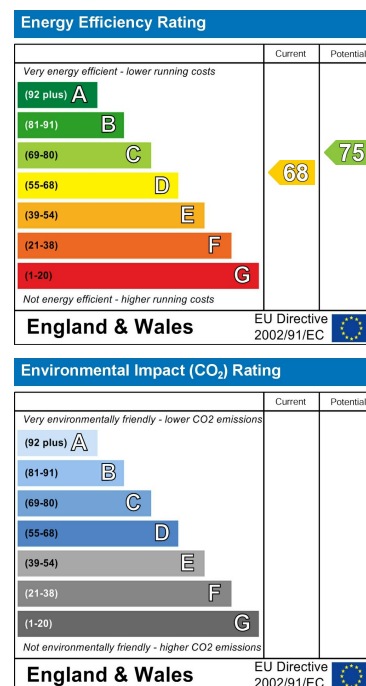


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Grisdales. REF: 1417871

## Area Map



## Energy Efficiency Graph



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