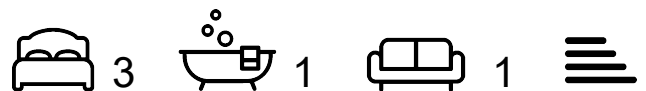




Noble Croft

Aspatia, Wigton, CA7 3BN

Guide Price £139,950



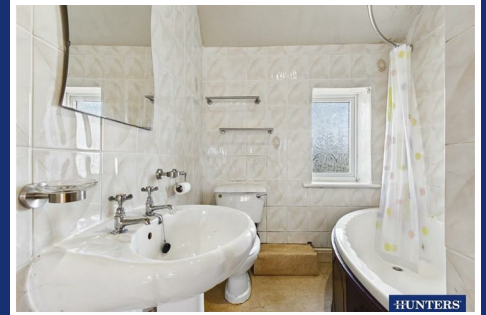
- No Onward Chain
- Generous Corner Plot to the Outskirts of Aspatia
- Dining Kitchen with Patio Doors to the Rear Garden
- First Floor Family Bathroom
- Off-Road Parking plus Detached Garage

- Semi-Detached House in Requirement of Modernisation
- Spacious Living Room with Gas Fireplace
- Three Good-Sized Bedrooms
- Large Front Garden & Rear Garden with Patio
- EPC - TBC

Noble Croft

Aspatria, Wigton, CA7 3BN

Guide Price £139,950



Offered to the market with no onward chain, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a property to their own taste and specification. Requiring renovation and modernisation throughout, the property occupies a generous corner plot on the outskirts of Aspatria and offers spacious, well-proportioned accommodation with considerable potential. The ground floor features a generous living room with a gas fireplace and a dining kitchen with patio doors opening onto the rear garden, while upstairs there are three good-sized bedrooms and a family bathroom. Externally, the property benefits from a large front garden, an enclosed rear garden with patio area, off-road parking and a detached garage. Offering an exciting opportunity to transform and add value, this spacious home has all the ingredients to become a fantastic family property. Viewing is highly recommended to fully appreciate the space, plot and potential on offer.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC and Council Tax Band - A.

Aspatria is a well-connected market town, conveniently positioned along the A596 between Wigton and Maryport. The town offers a good range of everyday amenities, including local convenience stores, a petrol station, health centre and pharmacy, making it ideal for day-to-day living. Families are well catered for with Richmond Hill Primary School and Beacon Hill Community School both located within the town, while social and leisure options include popular local public houses such as The Letters Inn and The Sun Inn. Aspatria also benefits from excellent transport links, with the A596 providing easy access to the West Cumbrian coastline via Maryport, as well as onward routes toward Carlisle, the A595 and the M6 motorway, making it a practical location for commuters and those seeking coastal or countryside living.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, stairs to the first floor landing, and a radiator.

LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with gas fire, and an internal door to the dining kitchen.

DINING KITCHEN

Fitted base, wall and display units with worksurfaces and tiled splashbacks above. Space for an eye-level integrated oven, gas hob, extractor unit, integrated under-counter fridge, integrated dishwasher, space with plumbing for a washing machine, one bowl stainless steel sink with mixer tap and draining board, radiator, wall-mounted gas boiler, under-stairs cupboard, double glazed patio doors to the rear garden, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, loft-access point, and a double glazed window to the side aspect.

BEDROOM ONE

Double glazed window to the rear aspect, radiator, and fitted wardrobes with over-bed unit.

BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

BEDROOM THREE

Double glazed window to the rear aspect, double glazed window to the side aspect, and a radiator.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a corner bathtub with electric shower over. Fully-tiled walls, radiator, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with mature shrubs and trees, along with a driveway area including both double gates and pedestrian gate to the pavement. Access from the driveway into the garage, along with gated access to the side of the property.

Rear Garden:

To the rear of the property is a lawned garden, alongside a paved seating area accessible from the dining kitchen, with an additional paved area to the side of the property which also benefits an external cold-water tap and pedestrian access into the garage.

GARAGE

Manual up-and-over garage door, pedestrian access door, power socket, and lighting.

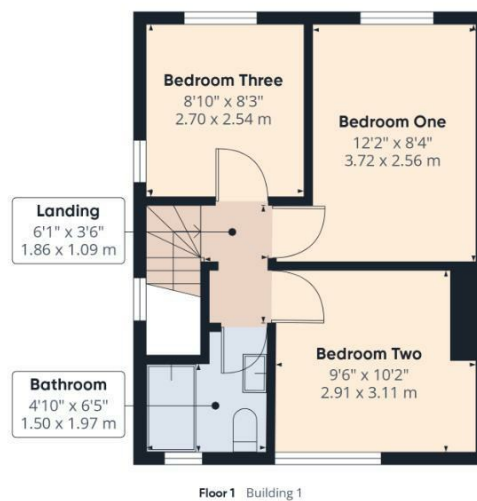
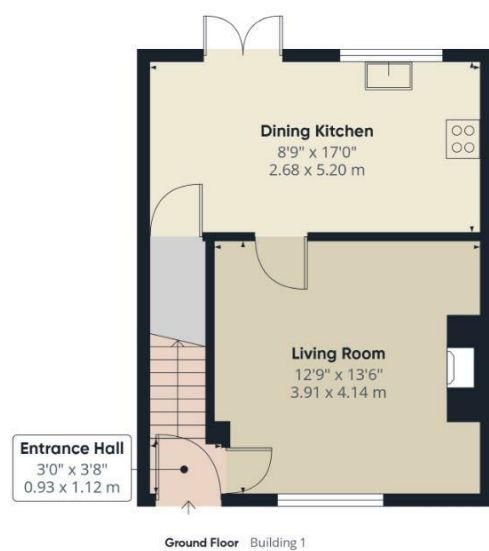
WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter -
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AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan



HUNTERS
HERE TO GET *you* THERE

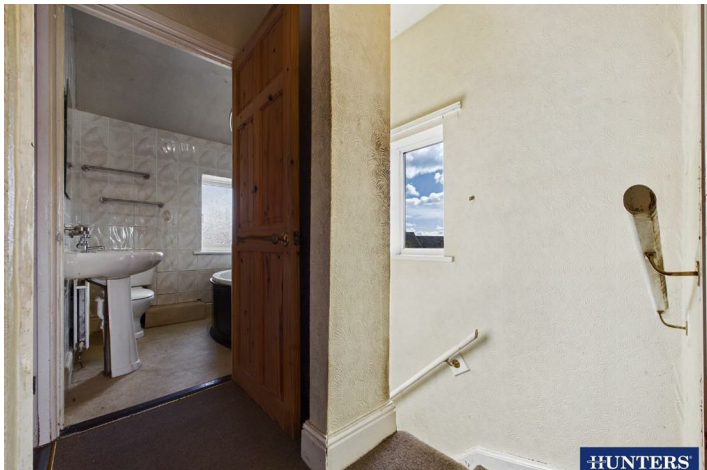
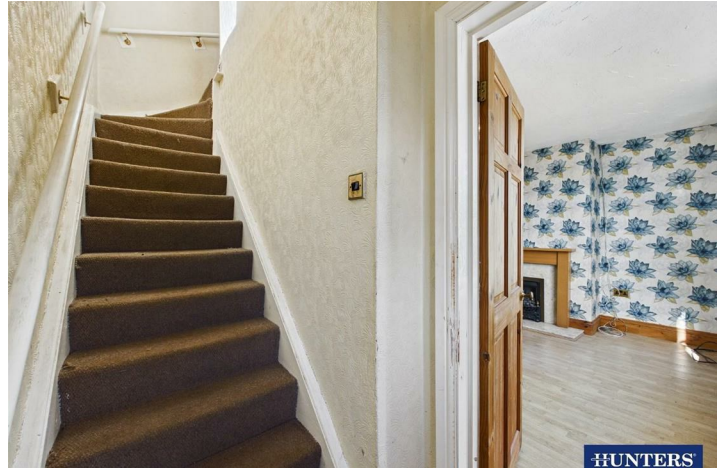
Approximate total area⁽¹⁾
688 ft²
63.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

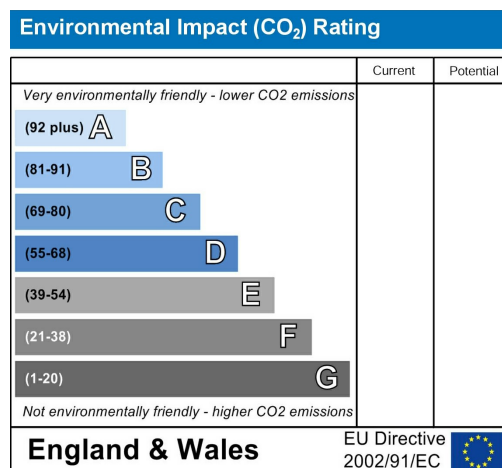
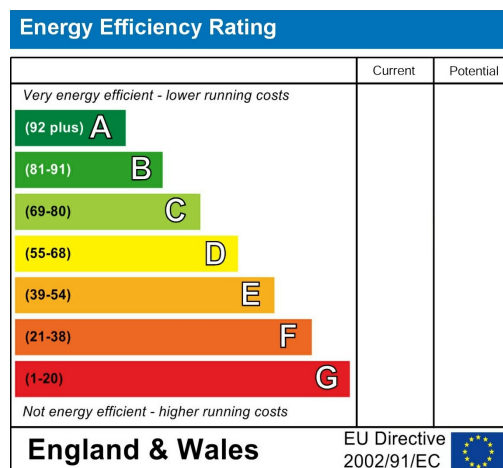
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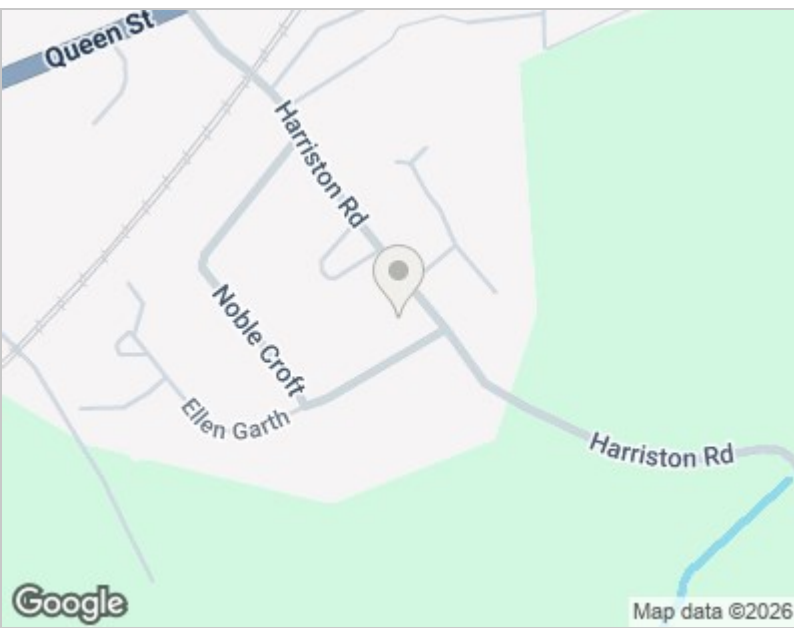
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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