



HUNTERS

## Temple Terrace

Aspatria, Wigton, CA7 3BH

Guide Price £130,000



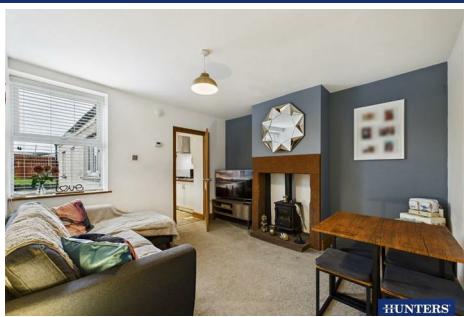
- No Onward Chain
- Immaculate Presentation Throughout
- Contemporary Galley-Style Kitchen
- Three Bedrooms (Two Double & One Attic Room)
- Gas Central Heating & Double Glazing Throughout

- Modern Mid-Terraced House
- Bright Living Room plus Sitting/Dining Room with Stove
- Large Family Bathroom
- Generous Landscaped Rear Garden with Patio & Lawn
- EPC - TBC

# Temple Terrace

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**NO CHAIN** – Immaculately presented throughout, this attractive two-reception, three-bedroom mid-terraced home is situated on a charming terrace just off Harriston Road, within the heart of Aspatria town. The property offers stylish modern living complemented by a thoughtfully landscaped rear garden, and is ideally suited to first-time buyers, young families and downsizers alike. The accommodation includes a bright and welcoming living room, a versatile sitting or dining room with feature stove set within a charming sandstone fireplace, a contemporary fitted galley-style kitchen, a spacious family bathroom, and three well-proportioned bedrooms, being two doubles to the first floor and an attic room positioned on the second floor. Externally, the larger-than-average rear garden features an inviting patio area and raised lawn, perfect for relaxing or entertaining. Early viewing is highly recommended, contact Hunters today to arrange your appointment.

#### 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:

### LIVING ROOM

Entrance door from the front, internal door to the hall, designer vertical radiator, recessed spotlights, under-stairs cupboard with lighting internally, and a double glazed window to the front aspect.

### HALL

Internal door to the sitting/dining room, and stairs up to the first floor landing.

### SITTING/DINING ROOM

Double glazed window to the rear aspect, designer vertical radiator, sandstone fireplace with inset stove, and an internal door to the kitchen.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric double oven, five-burner gas hob, extractor unit, space for a fridge freezer, space and plumbing for a washing machine, one and a half bowl sink with mixer tap, wall-mounted and enclosed gas boiler, recessed spotlights, tiled flooring, internal door to the bathroom, external door to the rear garden, and a double glazed window to the rear aspect.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin and P-shaped bath benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, tiled flooring, radiator, recessed spotlights, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hall, internal doors to bedrooms one and two, and a doorway to the staircase to bedroom three.

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, and an under-stairs cupboard with lighting internally.

## SECOND FLOOR:

### BEDROOM THREE

Stairs up from the first floor landing, two radiators, fitted eaves storage cupboards, and a double glazed Velux window.

## EXTERNAL:

To the rear of the property is a large garden area, including a paved seating area, raised lawned garden, and a timber garden shed. Additionally, the rear garden benefits double access gates to the rear lane, along with a separate access passage back to the front of the property.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - skid.assure.sleeps

## AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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







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### Energy Efficiency Graph

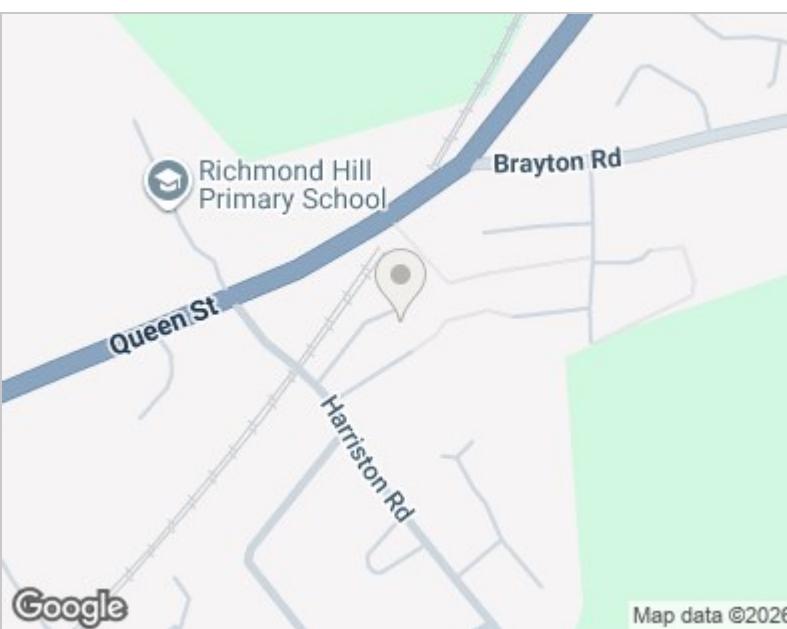
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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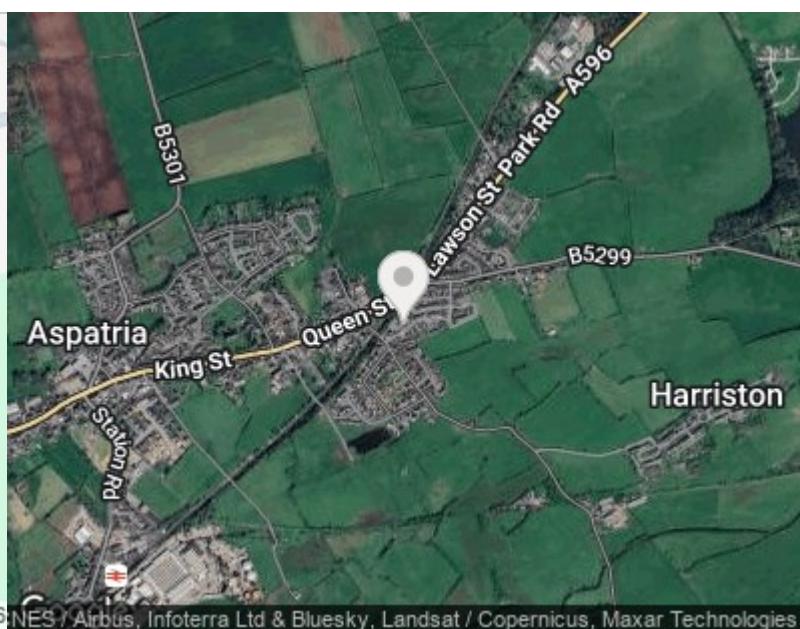
### Viewing

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

Road Map



Hybrid Map



**HUNTERS®**  
HERE TO GET *you* THERE

Tel: 01228 584249



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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