

**Monkroyd Brough Street, Aspatria, Wigton, Cumbria, CA7 3AT**

**Guide Price £265,000**

**Property Images**



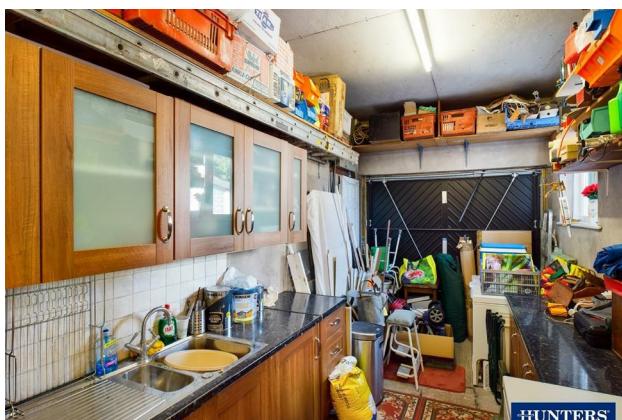
## Property Images



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## Property Images





Ground Floor Building 1

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Floor 1 Building 1

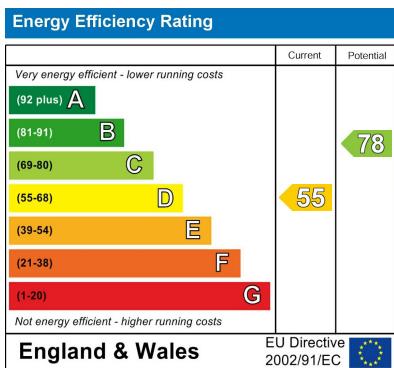
**Approximate total area<sup>(1)</sup>**  
1627.61 ft<sup>2</sup>  
151.21 m<sup>2</sup>

(1) Excluding balconies and terraces

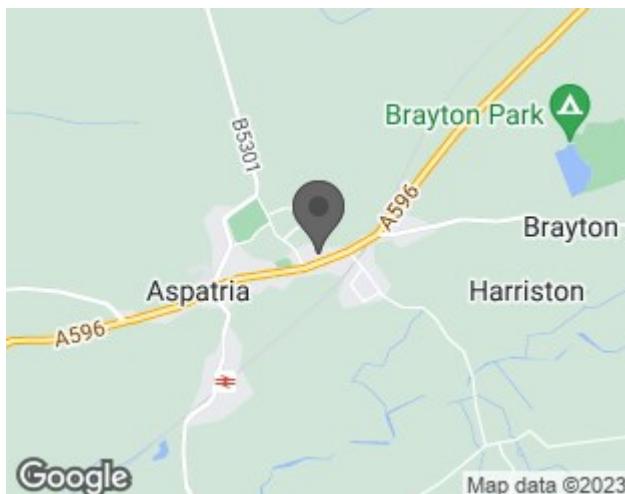
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## EPC



## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Monkroyd is a lovingly cared for and spacious detached family home. Boasting a modern kitchen, large living room, four double bedrooms and a delightful rear garden, this is one not to miss! Arrange your viewing today.

The accommodation briefly comprises of: entrance hallway, living/dining room, kitchen, study/snug, porch, cloakroom/WC and integral garage to the ground floor with a landing, four double bedrooms and family bathroom to the first floor. Externally the property benefits a large hardstanding area to the front and enclosed landscaped rear garden. Double glazing throughout and partial electric storage heating. EPC - D and Council Tax Band - D.

Located a stones throw from the centre of Aspatria, on a quiet no-through road, this property is close to a range of local amenities including convenience store and schools. Access to the A596 within minutes which provides direct access to either West Cumbria or towards Carlisle and the M6 Motorway.

## Features

- SPACIOUS DETACHED HOUSE • MODERN KITCHEN • LARGE LIVING/DINING ROOM WITH PATIO DOORS • STUDY/SNUG ROOM • FOUR DOUBLE BEDROOMS • FOUR PIECE BATHROOM • DOWNSTAIRS WC/CLOAKROOM • INTEGRAL GARAGE • ENCLOSED REAR GARDEN • EPC - D