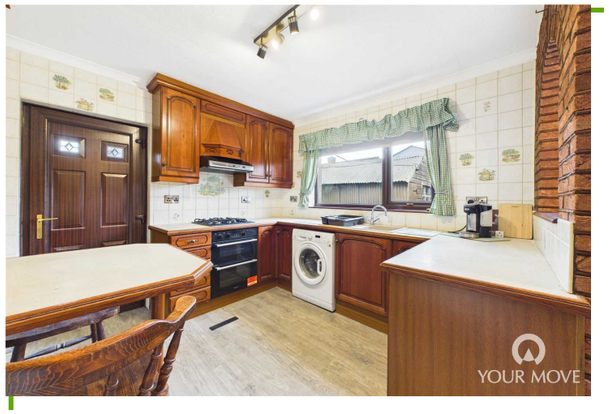
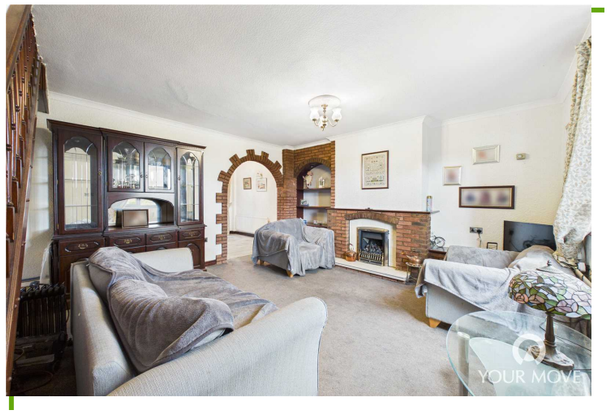


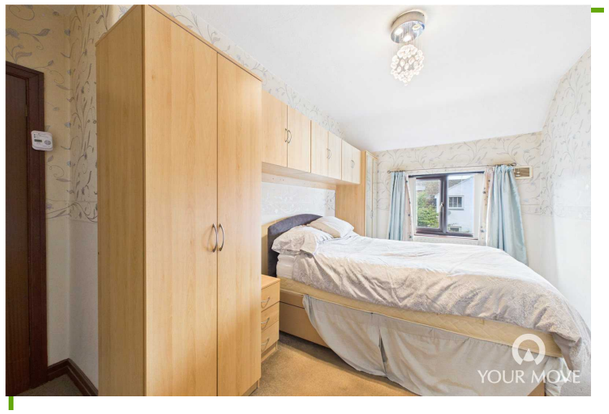


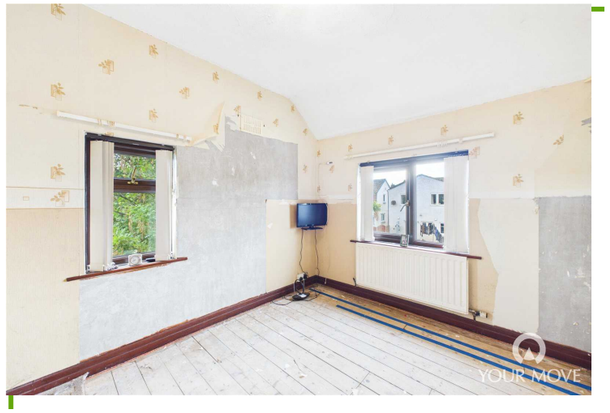












Noble Croft, Aspatria, Wigton,
Cumbria, CA7

**Asking Price: £140,000**

**Tenure: Freehold**

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The Property Ombudsman

# Noble Croft, Aspatria, Wigton, Cumbria, CA7

**Asking Price: £140,000 Tenure: Freehold**

Council Tax Band: A
EPC Rating: TBC
Local Authority: Cumberland Council, Allerdale

Other important information which you will need to know about this property can be found at your-move.co.uk

NO ONWARD CHAIN. THREE BEDROOM SEMI DETACHED FAMILY HOME. Located on a popular residential estate in the town of Aspatria this spacious home on a good size plot is ready to be modernised. Offering generous accommodation briefly comprising of living room, kitchen/dining room, three bedrooms and bathroom. Outside is drive and side and rear garden. Viewing is highly recommended.

**Ground Floor**

**Living Room**
14'9" x 17' (4.5m x 5.18m)
Spacious living room with stairs leading to the first floor and having gas fire.

**Kitchen/Dining Room**
10'2" x 17'4" (3.1m x 5.28m)
Good size kitchen/dining room with a range of fitted units, gas hob, electric oven and arch leading to the dining room which has sliding doors leading outside.

**First Floor**

**Bedroom 1**
11'8" x 15'1" (3.56m x 4.6m)
Double bedroom overlooking the rear garden with built in storage that houses the boiler.

**Bedroom 2**
9'6" x 9'11" (2.9m x 3.02m)
Second double bedroom over looking the front garden and having build in storage.

**Bedroom 3**
8'6" x 11'7" (2.6m x 3.53m)
Third good size bedroom overlooking the rear garden.

**Bathroom**
6'6" x 6'8" (1.98m x 2.03m)
Bathroom with bath, w/c and wash hand basin.

**Outside**
To the front of the property is a drive for 1 car, front side and rear gardens with lawns, established plants and shrubs and sheds.

**Agents Notes**
The property is double glazed and has gas heating.

Due to the circumstances of the sale, we have been unable to obtain detailed information about the property. Buyers are advised to make their own enquiries and satisfy themselves, as well as their mortgage lender, regarding all aspects of the property. Please speak to a member of the team for further clarification.

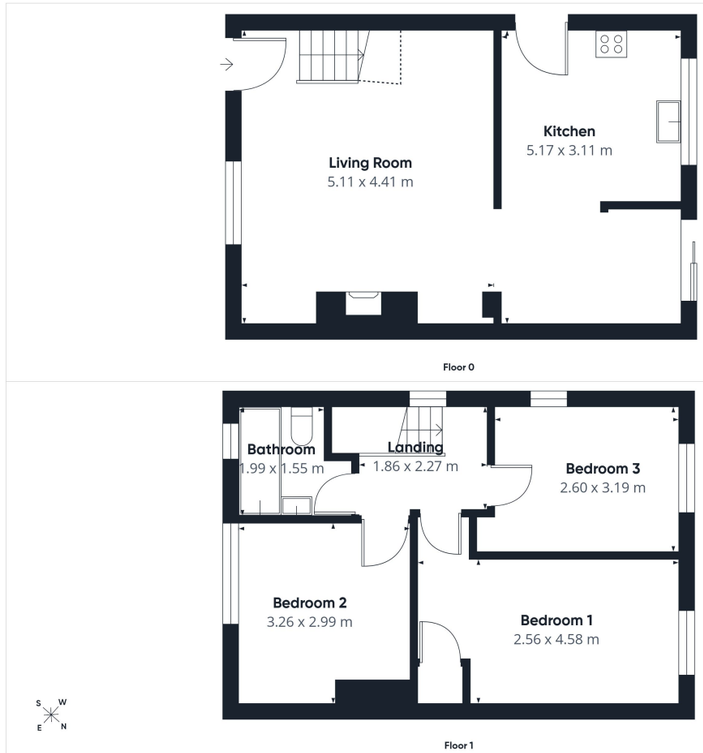
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.




Approximate total area(1)
74.8 m²
Reduced headroom
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.