



**For sale with no forward chain**

**Generously sized, well presented lounge**

**Three good sized bedrooms**

**Walking distance to town centre**

**Fantastic, stylish kitchen/diner**

**Bathroom and separate WC**

**Low maintenance exterior**

**Offers excellent value for money**

Perhaps now is the time to get on the property ladder, perhaps you are looking to buy an investment, whatever the reason, we have a fabulous property for you. Offering superb value for money is this three-bedroom home which is offered for sale with no forward chain. The property is just a short walk away from Egremont town centre, with its wide range of shops, café's, and regular buses. Numerous schools are within easy reach, including West Lakes Academy. Also just a short walk from the property is the Cumbrian countryside where you can enjoy lovely walks and enjoy the view. The property has a hallway which leads through to a well presented lounge, which offers plenty of space. The large kitchen and diner will certainly catch your eye, with its stylish units and lighting. There is a rear hall where you will find a large cupboard and bathroom. Heading up to the first floor, there are three good sized bedrooms and a handy WC. The property has a low maintenance garden to the front, and a good size yard to the rear, with plenty of space to sit out and enjoy the sunshine. Whether you are a first time buyer, couple, family, or just looking for value for money, and a home that is ready to move into, please contact the office and we will arrange a viewing.

## ACCOMMODATION

### Hallway

The hallway is entered via a stylish uPVC door which has a large, decorative frosted panel. The hallway has stylish tile flooring and oak veneer doors that lead through to the lounge, kitchen and there are stairs to the first floor landing.

### Lounge

Well presented and generously sized room, featuring a modern electric fireplace. The room has tasteful décor, decorative coving, a radiator, and a uPVC double glazed window to the front.

### Kitchen/diner

A very stylish kitchen, incorporating a range of high gloss, wall, and base units with a contrasting worktop and splashback's. There is a built in electric oven, with a separate gas hob and a designer extractor fan is in place above with built in lighting. There is under cupboard lighting, and kick board lighting, creating quite a feature. The kitchen boasts an integrated microwave and fridge freezer and there is a continuation of the stylish tile flooring found in the hallway, there is an under stairs storage cupboard, providing plenty of storage, a 1.5 composite sink and draining board with mixer tap, set below a uPVC double glazed window, that looks out onto the rear of the property. Leads through to a rear hall.

### Rear hall

The rear hall has a large storage cupboard and the same tile flooring, found in the kitchen. There is a door to the bathroom and a half glazed uPVC door that leads out to the exterior.

### Bathroom

The modern shower room, benefits from a shower cubicle with twin sliding doors, the shower control being set on an easy clean, PVC surround. There is a toilet and wash basin with mixer tap, over a two door vanity unit. The room also features ceiling spotlights, a radiator and a uPVC double glazed frosted window.



### **First floor landing**

Heading up to the first floor, you will find another cupboard, this property certainly has plenty of useful storage. The landing has a radiator and doors that lead to all three bedrooms and WC.

### **Bedroom one**

A tastefully decorated double bedroom, with a radiator and a uPVC double glazed window to the rear.

### **Bedroom two**

The second light and airy bedroom has a uPVC double glazed window, looking out over the front of the property.

### **Bedroom three**

The third bedroom features a radiator and a uPVC double glazed window.

### **WC**

It is certainly handy having this first floor WC. There is a toilet, a wash basin, part tiled walls, stylish flooring and a uPVC double glazed frosted window.

### **Exterior**

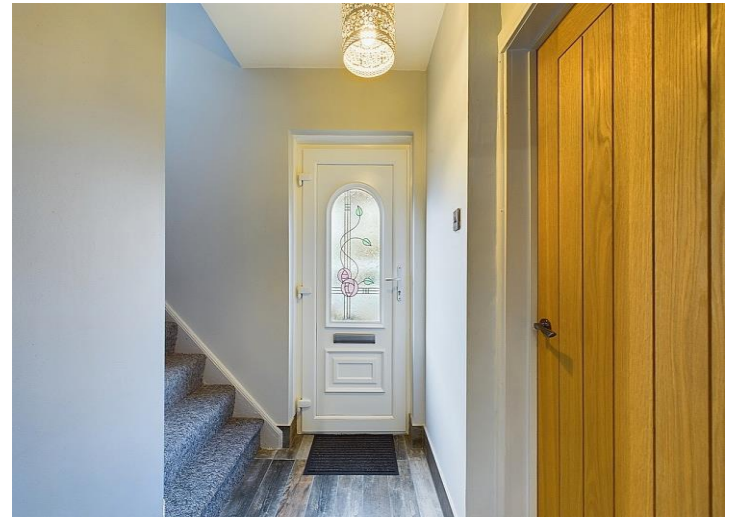
At the front of the property, there is a low maintenance garden with a circular patio area and chipped blue slate beds. The front garden is walled around. The property has plenty of curb appeal with its black door and matching black uPVC double glazed windows, providing plenty of style. At the rear of the property, there is a good size yard with plenty of space to sit out and relax, and there is a brick built shed providing useful storage.

### **TENURE**

We have been informed by the vendor that the property is freehold.

### **COUNCIL TAX BAND A**

### **EPC D**



## LOW FEES, LOCAL EXPERTISE

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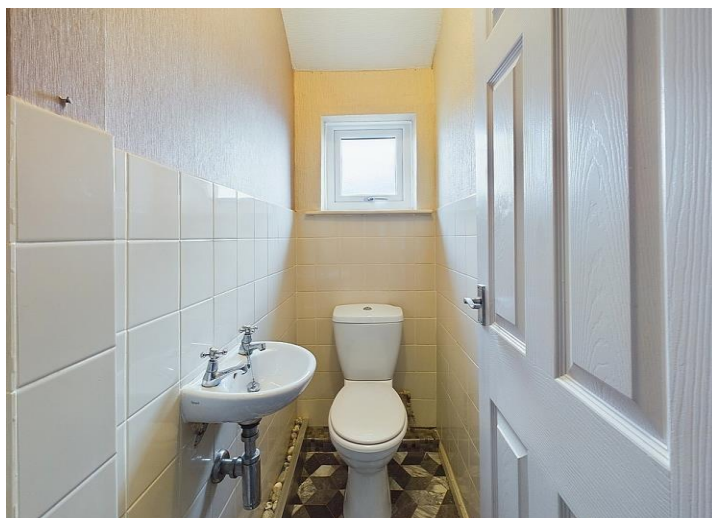
## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





Approximate total area<sup>a</sup>  
470.39 ft<sup>2</sup>

Reduced headroom  
4.27 ft<sup>2</sup>

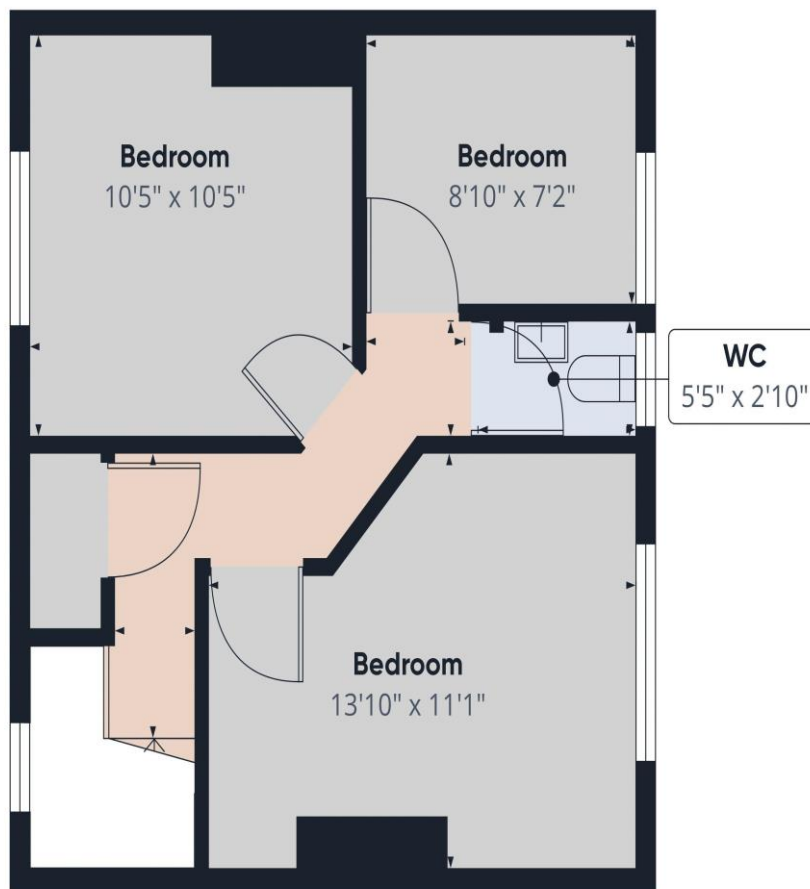
Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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Ground Floor



Approximate total area<sup>a</sup>  
379.8 ft<sup>2</sup>

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.

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Floor 1