



Offered for sale with no forward chain

Walking distance to popular local schools

Family bathroom plus downstairs WC

Front and rear gardens

Two spacious reception rooms

Three generous bedrooms

Offered for sale with no forward chain, is this deceptively spacious semi-detached home. Whilst in need of some updating, the property has excellent potential and offers plenty of space. Featuring two good size reception rooms and three generous bedrooms. The property is in a great location, within a popular residential area, walking distance of Egremont town centre and local schools including Bookwell, Orgill, St Bridget's and West Lakes Academy. The accommodation briefly comprises of; entrance hall, two spacious reception rooms and a good size kitchen. There is also a useful down stairs WC. To the first floor there are three generous bedrooms, large storage room and family bathroom. Externally the property benefits from large gardens to both the front and rear. Viewing is highly recommended to appreciate the potential of the spacious semi-detached home.

ACCOMMODATION

Entrance hall 12' 2" x 5' 8" (3.71m x 1.73m)

Entered through a modern uPVC double glazed door, with patterned frosted glass panel. With a double panel radiator, under stairs storage cupboard and uPVC double glazed frosted glass window. Provides access to the first floor via the stairs into two reception rooms kitchen and downstairs toilet.

Dining room 11' 2" x 10' 5" (3.40m x 3.17m)

A versatile second reception room, which could be used as dining room, sitting room or perhaps playroom. With a uPVC double glazed window overlooking the front of the property and a double panel radiator.



Lounge 13' 9" x 12' 9" (4.19m x 3.88m)

Spacious, light and airy lounge. Featuring a gas fire, set into a modern marble hearth and insert with a wooden surround, uPVC double glazed window overlooking the front of the property with a single panel radiator below and TV aerial point.

Kitchen 10' 3" x 11' 2" (3.12m x 3.40m)

Good size kitchen, with a range of wood effect wall and base units with work surfaces, tiled splash backs and fully tiled walls. Stainless steel sink and drainer unit with mixer tap, plumbing for a washing machine and space for a freestanding oven with integrated extractor hood above. A uPVC double glazed window overlooks the rear garden.



Downstairs WC 7' 8" x 2' 9" (2.34m x 0.84m)

Useful downstairs WC with hand wash basin with mixer tap built into a high-gloss vanity unit and pushbutton flush toilet. With part tiled walls, double panel radiator and a uPVC double glazed frosted glass window.

First floor landing

With uPVC double glazed window, built-in storage cupboard with shelving and also housing at the combi boiler. With a large walk-in storage cupboard. Provides access into three bedrooms and the family bathroom.



Walk-in storage 7' 1" x 5' 6" (2.16m x 1.68m)

An excellent storage cupboard, with hanging hooks and built-in shelving this space could perhaps be utilised as a walk in wardrobe as its next to a bedroom.

Master bedroom 13' 0" x 11' 9" (3.96m x 3.58m)

Spacious master bedroom, with large uPVC double glazed window providing excellent natural light with a single panel radiator below and useful built-in storage cupboard.

Bedroom two 10' 5" x 11' 2" (3.17m x 3.40m)

Good-sized second double bedroom, with uPVC double glazed window overlooking the front of the property with a single panel radiator below.

Bedroom three 6' 10" x 11' 2" (2.08m x 3.40m)

A generously proportioned, third bedroom. With uPVC double glazed window overlooking the rear of the property, picture rail and single panel radiator.

Family bathroom 6' 3" x 7' 6" (1.90m x 2.28m)

With suite briefly comprising of; bath with electric shower above, pedestal sink and WC. With fully tiled walls, uPVC double glazed frosted glass window and double panel radiator with loft access to the ceiling.

Externally

To the front of the property is a large garden which is fenced around with gated access. To the rear of the property is a large garden which is walled around with gated access and a central lawn.

TENURE

We have been informed by the vendor the property is freehold

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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.

