



Offered for sale with no forward chain

Large open plan lounge diner

Three double bedrooms

Four-piece family bathroom with rolltop bath

Two useful brick-built storage sheds to the rear

Deceptively spacious traditional terraced home

Contemporary modern breakfast kitchen

Large attic bedroom with fitted wardrobes

Large rear garden, with summerhouse and decking

Walking distance to local schools and amenities

Offered for sale with no forward chain, this beautifully presented, traditional bay fronted terraced home, is deceptively spacious, and well presented throughout. The property is located in a popular area, on the outskirts of the town of Egremont, and is within walking distance to local amenities and popular local schools. This fantastic property would suit a range of buyers, including first-time buyers, couples, and families. The accommodation briefly comprises, entrance vestibule, entrance hall with high ceilings and original cornice, a well presented, light and spacious open plan lounge diner, with bay window to the front, and a contemporary, modern, breakfast kitchen to the rear of the ground floor. To the first floor, there are two well presented, and generously proportioned double bedrooms, and the four-piece family bathroom suite, including a freestanding, rolltop bath. From the landing, there are stairs to a large, attic bedroom with exposed ceiling beams and Velux skylight windows, as well as bespoke, fitted wardrobes. Externally, the property is set back from the road by a lovely, flagstone patio, with low wall and gated access. To the rear of the property, there is another flagstone patio area and two brick built storage sheds. with gated access to the rear, which leads to the detached single garage, behind the garage you'll find a surprisingly large garden, which boasts a summer house with decking and an additional garden area to the rear with a greenhouse. Viewing is essential to appreciate this spacious, traditional home with a wealth of charm and character.

ACCOMMODATION

Vestibule

Entered through a uPVC double glazed door, with frosted glass top light, with high ceilings, decorative cornice and a wooden glazed door leading into the inner hall.

Entrance hall

The entrance hall has lovely wood effect flooring, complemented by the neutral décor, with original cornice to the ceiling, a single panel radiator, stairs to the first floor and access into the lounge diner.

Lounge diner

To the lounge area, the large bay window floods the room with natural light. There is modern, neutral, décor, high ceilings with original cornice, and a feature gas fire, with stone hearth, mantle, and ornate surround. To the dining area, there is a large, under stairs storage cupboard, a uPVC double glazed window and a double panel radiator. There are high ceilings, original cornice and the modern, wood effect flooring runs through both rooms, and perfectly complements the décor. Beautiful, original doors provide access into the breakfast kitchen.

Breakfast kitchen

The contemporary, modern kitchen, has wood effect shaker style units, with contrasting work surfaces and matching splash backs. A lovely feature in the kitchen is the fitted, range style cooker, with five ring gas burning hob and three separate, oven compartments. There is a modern, glass splashback, with curved stainless steel extractor hood above and a 1.5 composite sink and drainer unit with mixer tap, with plumbing for a washing machine below. The kitchen features a built-in breakfast bar, with open shelving and there are two uPVC double glazed windows which provide plenty of natural light. A uPVC double glazed door with frosted glass, leads out onto the rear of the property. With spotlights and panelling to the ceiling and lovely, wood effect flooring.

First floor landing

The landing benefits from a single panel radiator, and provide access to two double bedrooms, the family bathroom, and there are stairs to the attic room.

Master bedroom

This generously proportioned master bedroom, has modern, neutral décor, a large, walk-in under stairs storage cupboard, a uPVC double glazed window which overlooks the front of the property with a single panel radiator below.



Bedroom two

A generously proportioned second bedroom, currently used as a home office space, but would easily accommodate a double bed and additional furniture. There is modern, neutral décor, a uPVC double glazed window, which overlooks the rear of the property and single panel radiator.

Family bathroom

The large, family bathroom boasts a four-piece suite, which features a freestanding, rolltop bath, with wooden stand and mixer tap, a separate, large walk-in shower cubicle, with mixer shower with wall mounted, rainfall showerhead. There is a modern, shaker style vanity unit, incorporating a large, hand wash basin with mixer tap and countertop, and a concealed cistern toilet. With modern, part-tiled walls and tiled flooring, a large, built-in storage cupboard, extractor fan, a chrome, towel heating radiator and a uPVC double glazed frosted glass window.

Bedroom three

The previous attic space has been used to create a fantastic. Spacious. light and airy double bedroom. which boasts large, fitted wardrobes. There are two Velux skylight windows, which make this a lovely, light and airy space, with exposed ceiling beams, wooden balustrades, decorative wall lights and ample ceiling height.

Externally

To the front of the property, there is a low wall and flag stone patio, with gated access, setting the property back from the road. To the rear of the property, there is a lovely, flagstone patio area, with two useful, brick-built storage sheds and gated access at the rear, which leads to the detached, single garage. at the rear of the property, behind the garage, there is a large, rear garden, which boasts a summer house, with raised decking to the front, with gate to the side that leads to a second garden area with a greenhouse.

TENURE

We have been informed by the vendor that the property is freehold, but the rear garden is leasehold, with a yearly charge of £60.

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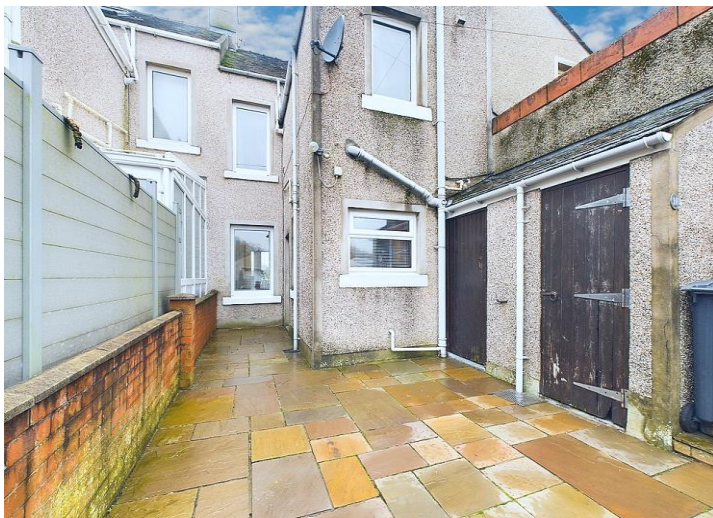
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NOTE

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.





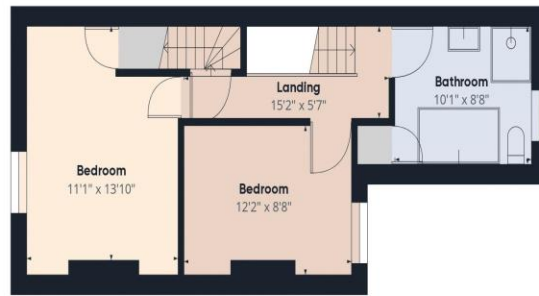
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1336.31 ft²

Reduced headroom
76.94 ft²

(1) 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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