



Spacious property, set over three floors

Offered for sale with no forward chain

Boasts a wealth of charm and character

Pleasant outlook to both the front and rear

Original slate flag floor in the dining area

Offers plenty of versatility

Original doors and feature fireplace

Benefits from a first floor bathroom

Modern kitchen with laundry room

Tastefully decorated from top to bottom

Some buyers will understand that an older property can simply never be beaten. Value for money and space are common here, with a wealth of charm and character. The spacious property, set over three floors, feels incredibly warm and homely, with many features certain to catch your attention. It might be the beautifully preserved, original flagged slate floor in the dining area, or perhaps it will be the original doors or the feature fireplace in the master bedroom. The property is set within a popular area of Egremont, and just a gentle stroll to the town centre, where you will find a variety of shops and other amenities. Numerous schools within the town are also within easy walking distance, including West Lakes Academy which is just five minutes walk away. Countryside walks can also be enjoyed with the River Ehan being just a short walk from the property while a bridge allows you to cross the river and wander through the countryside. Whilst still at the early stages, a new Aldi is expected to be built just a five minute walk from the property, which would offer convenience but no interruption with noise or traffic. Within the property there is a hallway which leads to a large, open plan lounge and diner. Beyond the dining area, you will find a stylish kitchen with attractive tile flooring. The kitchen leads through to a rather versatile room which we have called the laundry room, but could also be used as a breakfast room, or reading room if desired. To the first floor, you will find two lovely bedrooms, including the fabulous master bedroom. Conveniently, the spacious bathroom is also located on the first floor. Continuing up and you will arrive in a spacious loft room, which makes an excellent playroom, games room, home office or dressing room. This continues through to the third, tastefully decorated bedroom which has a pleasant outlook to the front. At the rear, the property has a good size yard with gated access. To fully appreciate the space and versatility this property offers, we recommended you contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is entered via a wooden door with frosted glass panels and top panel, allowing plenty of natural light. The hallway has decorative coving, feature corbels and dado rail. There is also attractive wood flooring and a radiator. The hallway leads through to the open plan lounge and diner and the stairs lead up to the first floor landing.

Dining area

Sure to grab your attention is the beautiful, original flagstone floor, which has been beautifully preserved. The dining area has ample space for a large family sized dining table and chair set but could be used as a sitting room if desired. The room has decorative coving, an under stairs storage cupboard, a radiator and a uPVC double glazed window. You will notice original doors which add to the character and charm of the property. The dining area opens up to the lounge.



Lounge

A well presented lounge boasting a uPVC triple glazed bay window, with radiator below. The room has bespoke shelving, decorative coving, and wood flooring.

Kitchen

This well presented and modern kitchen incorporates a range of wall and base units, with a complementary worktop. There is a built in electric oven and separate hob, with an extractor fan in place above. A ceramic sink with mixer tap, is set below the uPVC double glazed window. The room has a designer radiator and stylish, tile flooring which is certainly in keeping with the age of the property. The kitchen also features an integrated fridge and a door leading through to the laundry room.



Laundry room

A rather versatile area of the home, this could also be used as a breakfast room or reading room if desired. There is a large cupboard, a sink with a tiled surround, a radiator and the room benefits from tiled flooring. The room has three large skylights and a uPVC double glazed window, creating an abundance of light, and a half plate uPVC door with side window leads out to the yard.

First floor landing

Heading up to the first floor, you will notice the stylish wood stairs which continue up onto the landing, where the well maintained wood flooring is a beautiful feature. As you get to the top of the first floor, you'll notice a beautiful stained-glass door which leads through to the bathroom. The landing leads to the first two bedrooms, and there are stairs leading up to the second floor.



Bathroom

A spacious and immaculate bathroom suite comprising of a bath with glass screen and shower above. There is a toilet and pedestal hand wash basin with tile surround. The bathroom boasts wood flooring, a radiator and a uPVC triple glazed frosted window.

Bedroom one

The fabulous double bedroom has two uPVC triple glazed windows which allow lots of natural light and enjoy a pleasant outlook on to greenery at the front. The tastefully decorated room boasts an original fireplace, a radiator, dado rail and there is a continuation of the exposed wood flooring.

Bedroom two

Another lovely, generously sized room with a feature alcove within the chimney breast. The room has decorative coving, lovely, exposed wood flooring and a radiator is set below a uPVC double glazed window that enjoys views across the Cumbrian countryside.

Loft room

Heading upstairs to this versatile loft room, you really are spoilt for choice. This would make a superb home office, play room, games room, dressing room or simply an area to relax. There are ceiling spotlights, feature spotlights within the chimney breast, you will also find plenty of storage, with two under eaves storage cupboards. The room has exposed solid wood flooring, a radiator and lots of natural light, provided by two skylights with black outlines. A door leads through to bedroom three.

Bedroom three

A lovely double bedroom, comprising of ceiling spotlights, solid wood flooring, a built in cupboard, a radiator and a uPVC double glazed dormer window which offers a pleasant outlook to the front.

Exterior

At the rear of the property, you will find a well maintained yard which has gated access.

TENURE

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

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EPC C



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NOTE

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First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk





