



**Uninterrupted, panoramic elevated countryside views**

**Quiet and popular residential area**

**10 minutes walk to Egremont town centre**

**Three light and airy bedrooms**

**Generously sized, low maintenance garden**

**Watch the river Ehan as it meanders along**

**Lovely walks on your doorstep**

**Well presented, open plan lounge and diner**

**Modern, first floor bathroom suite**

**Garage full storage or off-street parking**

For those who appreciate a view and are looking to move, all your dreams have come true. This lovely home is set on the outskirts of Egremont, on a popular and quiet residential development. The property boasts elevated, uninterrupted, and panoramic views across the Cumbrian countryside, the river Ehan and towards the Cumbrian fells. The view can be enjoyed from the lounge window and two bedrooms, including the master bedroom. There is plenty of space to sit out that at the front of the property, and enjoy the sunshine, whilst taking in the splendid view. Even though you have fabulous countryside views, the property is just a 10 minute walk to Egremont town centre, with its wide range of shops, café's and other amenities. The town also boasts numerous schools which can be reached with just a 10 minute drive. The Cumbrian coastline and quieter western lakes and surrounding fells of Cumbria are also just a short car journey away. This property would be perfect for a young couple, family or perhaps someone downsizing or relocating to the area. Within this home, there is a hallway that leads through to a lovely, open plan lounge and diner. There is a well-maintained kitchen, which leads out onto the generously sized garden at the rear. Heading up to the first floor you will find three well presented bedrooms. You may never want to close the curtains of the master bedroom, as the view is fabulous, and the room is completely private from outside. The stylish, family bathroom is also located on the first floor. In addition to the spacious garden at the rear, there is a lawned area to the front, which is ideal for garden furniture and enjoying the views. The property benefits from a garage, which provides excellent storage or off-street parking. To fully appreciate the fabulous views and the quiet location, please contact the office to arrange a viewing.

## ACCOMMODATION

### Hallway

This good size hallway is accessed by a uPVC door, with three frosted glass panels, which allows in plenty of light. The hallway benefits from decorative coving, a radiator and modern laminate flooring and there is plenty of space for a shoe rack and coat rack. A door leads through to the lounge and there are stairs leading up to the first-floor landing.

### Lounge

This lovely room has a large uPVC double glazed window which has a fabulous, panoramic view across the Cumbrian countryside, towards the fells and you can see the river Ehan through the countryside. Tastefully decorated, the room features a coal effect gas fire, set on a marble hearth with matching marble insert and contrasting surround. There is decorative coving, an under stairs storage cupboard, and a large radiator. The lounge opens up to the dining area which leads through to the kitchen.

### Dining area

The dining area has a continuation of the tasteful décor found in the lounge. To the ceiling there is decorative coving, and a radiator is neatly placed below a uPVC double glazed window that looks out onto the rear garden. You will find there is more than ample space for a family size dining room table and chair set.

### Kitchen

This well-maintained kitchen incorporates a range of wall and base units, with a complementary worktop. There is space for a cooker, and a stainless steel sink with drainer board and mixer tap, is positioned below a uPVC double glazed window that looks out onto the rear. There is plumbing for a washing machine, space for tumble dryer and fridge freezer. The kitchen has a half-glazed uPVC door which allows in additional natural light and leads out onto the rear garden.

### First floor landing

Heading up to the landing you will find an airing cupboard, coving, a handy power point and a uPVC double glazed window. The landing leads to all three bedrooms and the bathroom.



### Master bedroom

A lovely double bedroom, which boasts a fabulous, elevated view of the Cumbrian countryside and the river Ehan. It would be surely a delight to wake up everyday and enjoy such a tremendous outlook. The room has decorative coving, connections for a flat screen wall mounted TV and there is a radiator.

### Bedroom two

A second, well presented, double bedroom with decorative coving, a radiator and a uPVC double glazed window looking out over the rear.

### Bedroom three

The third bedroom benefits from a two-door built-in wardrobe. There is decorative coving, a radiator and the window enjoys the same fabulous countryside and river view as the master bedroom.

### Bathroom

A modern bathroom, comprising of a bath with folding screen and shower above, a toilet and pedestal hand wash basin. The bathroom has a radiator, a mirrored cabinet and easy to clean PVC panelling on the walls. There is also a uPVC double glazed, frosted window.

### Exterior

At the front of the property, you will find a lawned garden which gets the sun and is a wonderful place to relax and enjoy the view. To the rear, there is a good size garden which is largely laid to lawn, has a patio area for seating and is securely fenced around, making it suitable for anybody with children or pets. The garden has gated access so you can easily get to the nearby garage.

### Garage

The garage benefits from an up and over door.

### TENURE

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

### COUNCIL TAX BAND B

### EPC D



## LOW FEES, LOCAL EXPERTISE

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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.





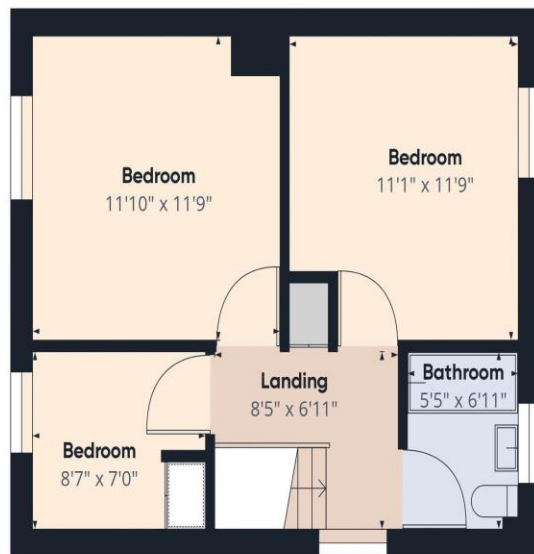
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Ground Floor

Approximate total area<sup>(1)</sup>  
833.09 ft<sup>2</sup>



Floor 1

(1) 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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