



Spacious, semi-detached three bedroom property

Three good size double bedrooms

Perfect home to put your own stamp on

Ideal for first time buyers and couples and families

Offered for sale with no forward chain

Driveway, providing off-street parking

Bathroom plus ensuite

Excellent transport links

Situated at the end of a quiet cul-de-sac in the popular town of Egremont is this spacious three-bedroom, semi-detached property. Just a short walk away and you will find yourself in the town centre, with its wide range of amenities, including shops, pharmacy, and your pick of takeaways. Also within walking distance are numerous schools. Whilst in need of some modernisation, the property would suit a range of buyers including first time buyers, couples and with its three bedrooms would suit a family. The property is a short drive to Sellafield Nuclear Station, making it a perfect choice for those who travel there to work. The property briefly comprises of hallway, with large, L-shaped understairs cupboard with a uPVC double glazed window. From the hallway there is access to a good size lounge with large, sliding glass doors which flood the room with natural light. There is a second reception room, which could be used as a dining room, and from here there is access to the kitchen. The good size kitchen has a range of wood effect wall and base units and two uPVC double glazed windows. From here there is access to the rear hall, with lighting and power points, this room would make a useful utility. There is also a handy downstairs WC on this floor. To the first floor there are three good size double bedrooms, the master has a useful ensuite and the family bathroom. Externally, to the rear, there is a block pave patio area and a good size lawn, with mature shrubs and trees to the borders, A low wall surrounds part of the rear garden, with a fence to one side. To the front of the property there is a drive, providing off-street parking. Viewing is a must, to see the potential, this property has to offer.

ACCOMMODATION

Hallway

Entered through a fully glazed, frosted glass UPVC door. There are open stairs to the first floor and wood doors lead to both reception rooms, and a large, L-shaped under stairs storage cupboard, with shelving and a uPVC double glaze window. This cupboard also houses the combi boiler.

Dining room

The dining room has a uPVC double glazed window, a radiator, decorative coving, and an electric fireplace, with marble effect, hearth, and wood surround. A wood door leads to the kitchen.

Kitchen

A good size kitchen, with a range of wood effect, wall, and base units, with contrasting black worksurfaces and tiled splashbacks. Two uPVC double glazed windows provide plenty of natural light and there is plumbing and undercounter space for a dishwasher, washing machine and tumble dryer If desired. There is a stainless steel, electric double oven, and separate black glass hob. The kitchen also has space to house a fridge freezer. There is wood panelling to the ceiling and vinyl, tile effect flooring. The kitchen has a radiator and a uPVC double glazed door that leads to a rear hall.

Rear hall

This good size space has lighting and sockets and could be used to house a large, fridge freezer if needed. There is a wooden door that leads out to the side of the property and a door to the downstairs WC.

Downstairs WC

This useful downstairs WC has a pedestal sink with mixer tap and a pushbutton flush toilet. There is also an extractor fan and a uPVC double glazed frosted glass window.

Lounge

A good size lounge, with large, with log effect gas fire, set into a marble hearth and insert, with decorative wooden surround. The lounge is flooded with natural light, provided by sliding glass, patio doors, that lead out onto the rear garden.



First floor landing

There is a uPVC double glazed window to the half landing, providing plenty of natural light, a radiator, loft access and doors to all three bedrooms, the bathroom and a large, storage cupboard.

Bedroom one

The light and spacious, first bedroom has a uPVC double glazed window overlooking the rear garden and a radiator.

Master bedroom

The master bedroom has dual aspect, uPVC double windows with a large, radiator below and provides access to the ensuite.

Ensuite

The ensuite has a shower cubicle with electric shower and PVC panelling, there is a wall mounted sink, toilet, and extractor fan. The room also benefits from a radiator.

Bedroom three

The third bedroom has a large, uPVC double glazed window with looks out of the front of the property, there is a radiator and a seven door, fitted wardrobe.

Bathroom

The bathroom comprises of a grey, three-piece bathroom suite with bath, pedestal sink and toilet. That is part-tiled walls and tile effect, vinyl flooring. The bathroom benefits from a large, fitted storage cupboard, a radiator and there is loft access and panelling to the ceiling.

Exterior

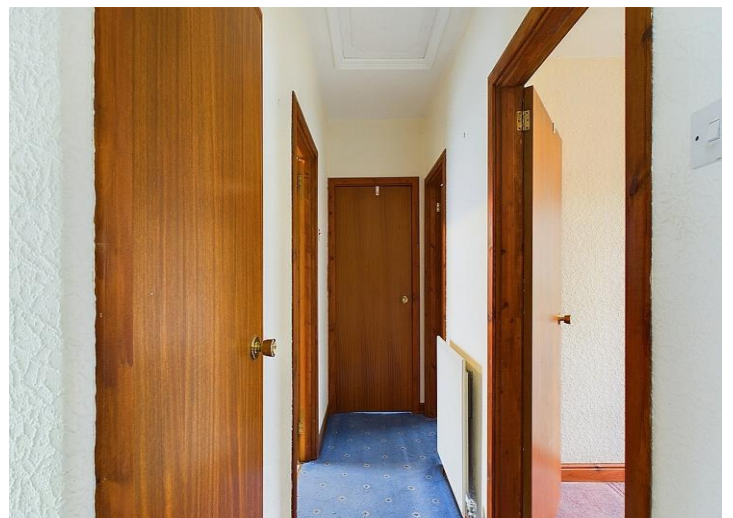
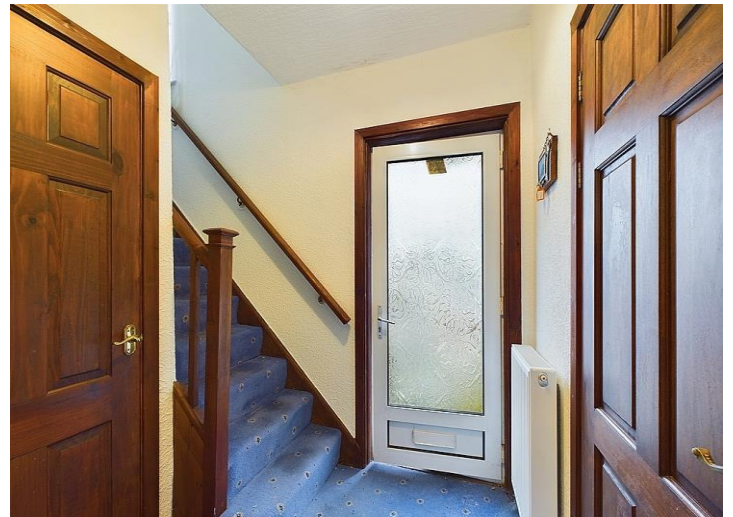
To the rear, there is a block pave patio area and a good size lawn, with mature shrubs and trees to the borders, A low wall surrounds part of the rear garden, with a fence to one side. To the front of the property there is a drive, providing off-street parking.

TENURE

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

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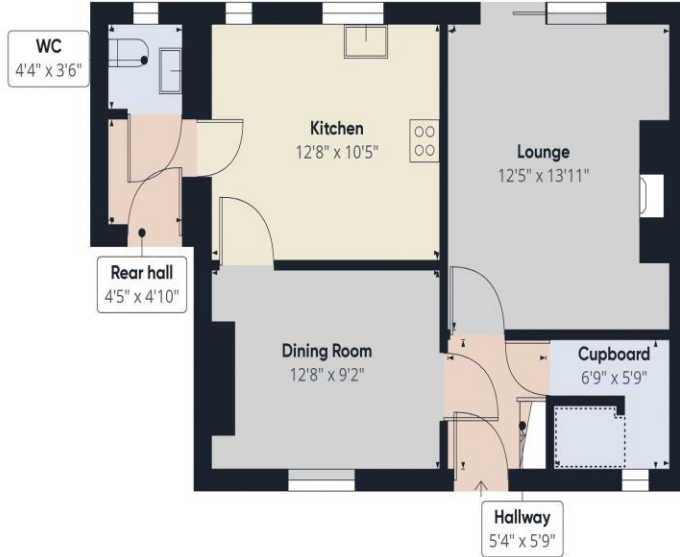
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NOTE

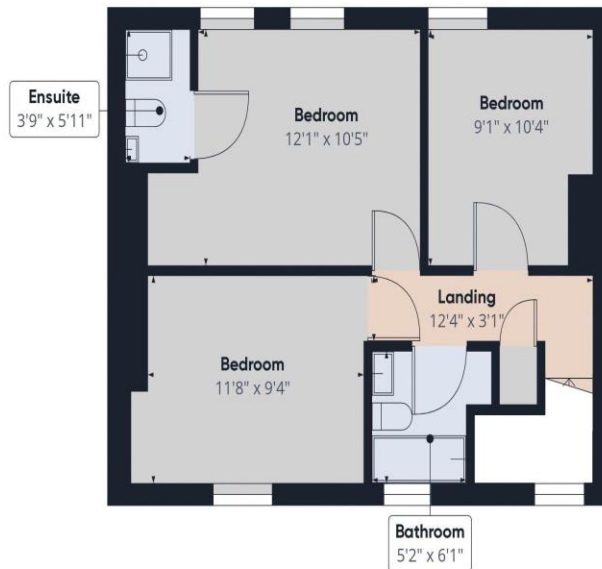
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
983.48 ft²

Reduced headroom
7.69 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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