



**Offers excellent value for money**

**Quiet residential area**

**Large open plan lounge and diner**

**Stylish shower room plus downstairs WC**

**Spacious four-bedroom home**

**Walking distance to school and town centre**

**Spacious fitted kitchen**

**Parking space and Garden front and rear**



It is not often you can buy a four bedroomed property for this sort of price. The spacious property is located within a quiet residential area of Egremont and makes a fabulous family home. Of course with four bedrooms it's ideal for those with children but may also attract the attention of those who want a home office or dressing room. The property is within walking distance of numerous schools including Orgill School, St Bridgets Catholic primary School, Bookwell primary School and West Lakes Academy. Egremont town centre with its historic castle is just a short walk away, where you will also find a wide range of amenities and shops. The property is also within easy reach of the Cumbrian coastline with the long sandy beach of St bees is just a 10 minute drive away. Step inside the property you will find yourself in the entrance hallway. There is also spacious kitchen, rear hall and handy downstairs WC. The property has a very spacious, light and airy Open Plan lounge diner which is over 22 foot long. Heading up to the first floor you will find all four bedrooms and also a beautiful shower room. Externally the property has a garden to the front as well as a parking space. There is a low maintenance garden to the rear, which is a pleasant place to sit out and relax. Viewing is highly recommended to fully appreciate all this property has to offer.

## ACCOMMODATION

### Hallway

The hallway is entered via a uPVC door with large, decorative frosted panel. There are two side panels which allow in lots of natural light. The hallway has a radiator, houses the Worcester Combi boiler and leads through to the kitchen and there are stairs to the first floor Landing.

### Kitchen

A very spacious kitchen, divided into two separate areas. There is a range of modern high gloss wall and base units with a contrasting worktop, matching up stands and tile splashback. The kitchen has a built-in electric oven with a separate gas hob and extractor in place above. A stainless steel 1.5 sink with draining board and mixer tap is set below one of the two uPVC double glazed windows that allow in plenty of natural light. Part of the kitchen is tiled whilst the other has stylish wood effect flooring. There is a useful built-in cupboard and radiator. The kitchen leads to a rear hall and also through to the Open Plan lounge and diner.

### Lounge diner

This very large dual aspect room has plenty of natural light as there is a uPVC double glazed window to the front and at the rear uPVC patio doors which open out to the rear garden. The room also features decorative coving, wall mounted lighting and a large double panel radiator provides plenty of warmth.

### Rear hallway

Provides access to the downstairs WC, with a uPVC door leading out to the rear garden.

### WC

A useful WC, with toilet and hand wash basin. There is a radiator and uPVC double glazed window.

### First floor Landing

The landing leads to all four bedrooms and the bathroom. There is a uPVC double glazed frosted window and also loft access via a pulldown folding ladder.

### Bedroom one

This spacious double bedroom which is tastefully decorated, has decorative coving, radiator and uPVC double glazed window to the front.

### Bedroom two

A second double bedroom with a radiator and uPVC double glazed window that looks out over the rear garden.



### Bedroom three

The third bedroom is of a generous size and benefits from a built-in cupboard, radiator and a uPVC double glazed window.

### Bedroom four

If the fourth bedroom wasn't required this would make an ideal Home Office or perhaps a dressing room. There is a radiator and uPVC double glazed window.

### Shower room

A stylish modern shower room with suite briefly comprising; walk in style shower with two large glass screens, with the shower control set on a easy clean PVC surround. There is a toilet and pedestal hand wash basin with mixer tap, glass shelf and mirrored cabinet above. The shower room has tiled walls, radiator, ceiling spotlights and uPVC double glazed frosted window.

### Exterior

At the front of the property there is a low maintenance garden, laid to lawn with a variety of shrubs and a path leading up to the front door. To the left-hand side of the property there is a convenient parking space for one vehicle. At the rear there is a pleasant garden with wide variety of shrubs and plants providing a splash of colour. There is a spacious patio area, ideal for seating and also a useful garden shed. The garden is walled around and has a gate for access.

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND

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## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

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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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