



Offered for sale with no forward chain

Light and airy and tasteful décor throughout

Spacious, open plan lounge and diner

Generously sized, modern kitchen

Nestled in a quiet coastal village

Two minutes walk to the beach

Modern first floor bathroom suite

Benefits from a drive for two cars

Just a gentle stroll from the fabulous beach at Nethertown, is this lovely, two bedroom cottage. The property is offered for sale with no forward chain and will be a perfect choice of home for a first time buyer, couples or perhaps someone looking to downsize. It may also attract the attention of those looking for a holiday home or holiday let. The property is set in an attractive village, which is just a short drive to the larger town of Egremont. The village has a train station and there is also a garden centre located on the outskirts. The property is an excellent place from which to explore not only the coastline but also the quieter Western Lakes and the surrounding fells. Within the property there is a spacious, open plan, lounge and diner which leads through to the modern kitchen. Heading up to the first floor you will find two light and airy bedrooms and the bathroom is also conveniently located on the first floor. Throughout, the property is in good order with tasteful, neutral décor. At the rear there is a seating area and a large driveway providing plenty of off street parking or it could be used as a seating area if desired.

ACCOMMODATION

Lounge/diner

This spacious room has plenty of space for a dining table and chair set to one end and a sofa and chair set to the other. There is a feature fireplace with a power point, ideal for an electric woodburning style stove. The room has lots of natural light provided by three uPVC double glazed windows and two radiators provide plenty of warmth. There is an understairs storage cupboard, a door to the kitchen and there are stairs to the first floor landing.



Kitchen

This modern kitchen is in great condition and comprises of: cottage style wall and base units, a complimentary worktop, built in electric oven with a separate electric hob and an extractor fan in place above. The kitchen has an integrated fridge freezer, a stainless steel sink with drainer board and a boiler mixer tap is set below one of the two uPVC double glazed windows that look out onto the rear of the property. A half glazed uPVC door leads out to the exterior.



First floor landing

The landing has a uPVC double glazed window which allows in natural light and there is also a useful linen cupboard. The landing leads to both bedrooms and the bathroom.

Bedroom one

A spacious double bedroom with wall mounted lighting, a radiator and a uPVC double glazed window with views to the front of the property.

Bedroom two

A second bedroom, which is tastefully decorated, has wall mounted lighting and a radiator is neatly set below a uPVC double glazed window.

Bathroom

The bathroom comprises of: a shower cubicle with twin sliding doors with the shower control set on the easy clean PVC surround, a wash basin with mixer tap over a multi drawer/cupboard vanity which provides excellent storage and there is also a mirrored cabinet above. There is a toilet, a chrome heated towel rail, an extractor fan, ceiling spotlights and a uPVC double glazed frosted glass window.

Exterior

At the rear of the property there is a seating area which is fenced around making it secure for children and pets. There is also a large drive providing off street parking for two cars and it could be used as a garden or seating area with potted plants if desired.



TENURE

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

COUNCIL TAX BAND A

EPC D

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.





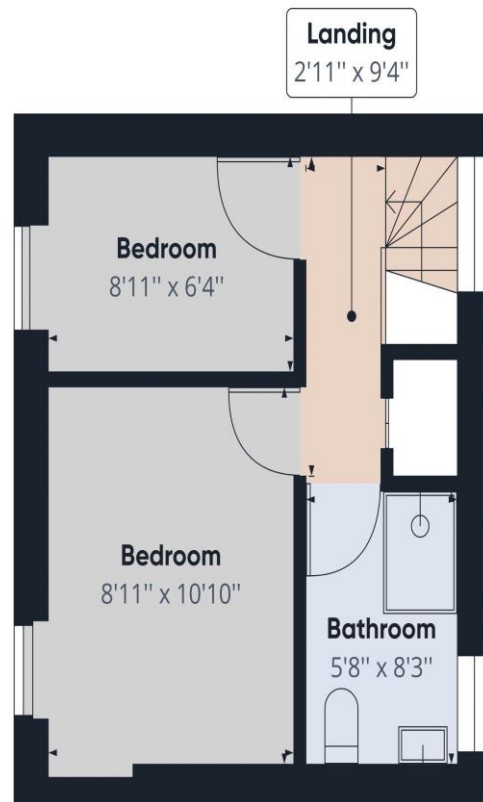
Ground Floor

Approximate total area⁽¹⁾
370.90 ft²

(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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Floor 1

Approximate total area⁽¹⁾
238.03 ft²

(1) Excluding balconies and terraces

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