



Parking for up to 4 cars

Features a multi fuel stove with sandstone surround

Master bedroom with two built-in cupboards

Charming second bedroom with exposed beams

Modern fitted kitchen

Spacious, open plan lounge and diner

Boasts a four piece bathroom suite

Separate utility with downstairs WC

Located just a gentle stroll to Egremont town centre is this well presented, traditional terraced home with a garden and parking for up to 4 cars. The property offers fantastic value for money and will be a perfect choice of home for a first-time buyer and is certain to grab the attention of a buy to let investor. The property has plenty to offer including a spacious open plan lounge and diner which features a multi fuel stove. Beyond this room you will find the modern kitchen which has plenty of storage and worktop space. Beyond the kitchen there is a rear hall which leads to a utility room where you will also find a handy downstairs WC. Heading up to the first floor there is a spacious double bedroom with built-in cupboards and a four piece family bathroom. Off the landing there are stairs leading up to the second bedroom which has exposed ceiling beams. This lovely home could be sold as seen, subject to negotiation. The property also has plenty to offer outside where you will find not only a spacious yard, but also a low maintenance garden and off-street parking with space for 4 cars. The town centre has a variety area of shops, amenities including regular buses. The property is also within easy reach of numerous schools including Orgill School, West Lakes Academy, St Bridget's Catholic Primary School and Bookwell Primary School. Viewing is a must to appreciate the value for money this property offers.

ACCOMMODATION

Lounge/diner

This spacious open plan room features a multi fuel stove, set on a slate hearth with eye-catching sandstone surround and above are connections for flat screen wall mounted TV. The lounge area has plenty of space for furniture whilst the dining area can easily accommodate a family size dining room table and chair set. The room has plenty of natural light with UPVC double glazed windows located at either end, each with a radiator positioned below. There are two sets of ceiling lights and also under stairs spotlights. A fully glazed door leads through to the kitchen.

Kitchen

A modern fitted kitchen incorporating a range of base units with a complementary worktop and tiled splashbacks. A stainless steel sink 1.5 with drainer board and mixer tap is set below a uPVC double glazed window. There is modern flooring and the kitchen opens up to the rear hall.

Rear hall

Here you will find space for a fridge freezer and there is a door to the utility whilst a half glazed uPVC door leads out to the yard.

Utility

There is plumbing for a washing machine and space for tumble dryer set below a useful worktop. The room also has a handy WC and houses the boiler. A uPVC double glazed frosted window allows in plenty of natural light.

First floor landing

A split-level landing with a radiator and uPVC double glazed window. There is a linen cupboard with cottage style doors and the landing provides access to the first bedroom, bathroom and there are stairs leading up to the second bedroom.



Bedroom one

A spacious double bedroom featuring two built-in cupboards. There are connections for a flatscreen wall mounted TV and a radiator is placed below uPVC double glazed window that looks out towards the Cumbrian countryside.

Bathroom

A generously sized four piece bathroom comprising of a bath with mixer tap. There is a shower cubicle with the controls set on the easy clean PVC surround. You will also find a toilet and wash basin with mixer tap over a multi drawer and cupboard vanity unit which provides plenty of storage. The bathroom has a large chrome heated towel rail and the uPVC double glazed frosted window.



Bedroom two

A second double bedroom in the former loft space boasting exposed ceiling beams and the shape of the chimney breast creates quite a feature. The room has a radiator and skylight.

Exterior

At the front of the property there is a low wall and iron railings associated with property of this period and setting it back from the road. At the rear there is a low maintenance yard with gated access. To the front of the property you will find a low maintenance garden which is partially fenced and partially walled around. The garden has a well maintained lawn and decked area ideal for garden furniture, so you can sit and enjoy the sunshine. Beside the garden there is a spacious drive which provides parking for up to 4 cars, there is ample space for a garage/workshop, subject to planning permission.

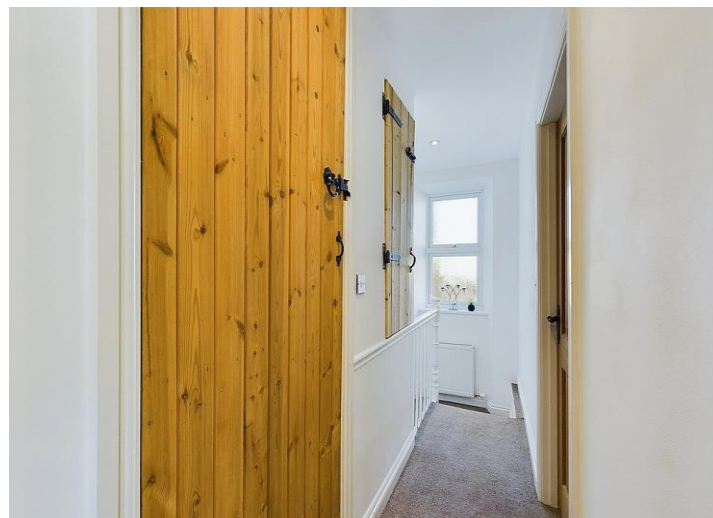


TENURE

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

COUNCIL TAX BAND A

EPC D



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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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 <p style="text-align: center;">Ground Floor</p>	 <p style="text-align: center;">Floor 1</p>	
 <p style="text-align: center;">Floor 2</p>	<p>Approximate total area⁽¹⁾ 924.52 ft²</p> <p>Reduced headroom 149.27 ft²</p> <p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>	