



**Offered for sale with no forward chain**

**Offers good value for money**

**A great home for families and first time buyers**

**Incredibly spacious lounge**

**Benefits from a modern bathroom suite**

**Large, light and airy kitchen**

**Low maintenance garden front and rear**

**Three generously sized bedrooms**

Offered for sale with no forward chain, is this spacious, three bedroom home. Whether you are taking your first step onto the property ladder or are looking for something a little larger, then this could be the home for you. Located in a quiet cul-de-sac, the property is within walking distance of Egremont town centre and is also just a stones throw from Orgill School with St Bridget's Catholic Primary School, Bookwell Primary School and West Lakes Academy all within walking distance. Within the property there is a vestibule, a hallway and a very spacious lounge which has enough space to be used as a lounge/diner and the large kitchen. Heading up to the first floor there are three, generously sized, bedrooms with the main bedroom benefiting from fitted wardrobes. The modern family bathroom is also located by the bedrooms on the first floor. Externally, there is a lawn garden to the front and the rear garden has been designed with ease of maintenance in mind. Internal viewing is highly recommended to fully appreciate all this property has to offer.

## ACCOMMODATION

### Vestibule

The vestibule is accessed via a uPVC door with frosted glass panels and a frosted side panel. There is tiled flooring and the vestibule leads to a hallway and also through to the kitchen.

### Hallway

The hallway benefits from a radiator and leads through to the lounge and there are stairs to the first floor landing.

### Lounge

A spacious, light and airy, room which has large uPVC double glazed windows, one to the front and one looking over the rear garden. Central to the room is a modern, coal effect, electric fire set on an eye catching hearth and surround. The room features decorative coving and plenty of warmth is provided by two, double panel, radiators which are set below the windows.

### Kitchen

A fitted kitchen comprising of: base units with a complimentary worktop and a stainless steel sink with drainer board and mixer tap. The kitchen benefits from a spacious cupboard which discreetly houses the Potterton combi boiler. In addition there is also an under stairs storage cupboard which provides plenty of extra storage. The kitchen has two radiators and there is laminate flooring. A half glazed uPVC door with side window leads out to the rear garden.

### First floor landing

The first floor landing has a radiator and a linen cupboard. Leads to all three bedrooms, the bathroom and provides access to the loft.

### Bedroom one

A spacious double bedroom, boasting a mirrored, two door, fitted wardrobe. There is a radiator and a uPVC double glazed window offering a pleasant outlook to the front of the property.

### Bedroom two

A second double bedroom, with a radiator and a uPVC double glazed window that looks out over the rear garden with the Cumbrian countryside is visible in the distance.



### **Bedroom three**

A third generously sized bedroom with a radiator and a uPVC double glazed window looking to the front of the property.

### **Bathroom**

This stylish bathroom comprises of: a bath with mixer tap, glass shower screen and shower controls set on a easy clean PVC surround. There is a toilet and a pedestal hand wash basin with mixer tap. The bathroom also benefits from a radiator, an extractor fan and two uPVC double glazed windows make it a light and airy room.

### **Exterior**

at the front of the property there is a spacious garden which is laid to lawn. To the rear, the garden has a patio area and a large bed of mixed coloured gravel. The rear garden is fenced around making it suitable for anybody with children or pets.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC D**

### **LOW FEES, LOCAL EXPERTISE**

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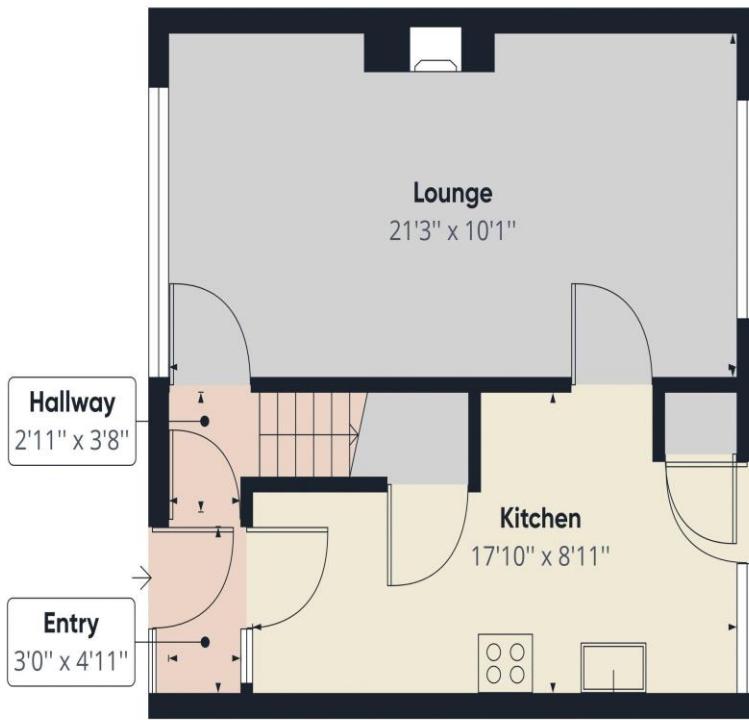
## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 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.





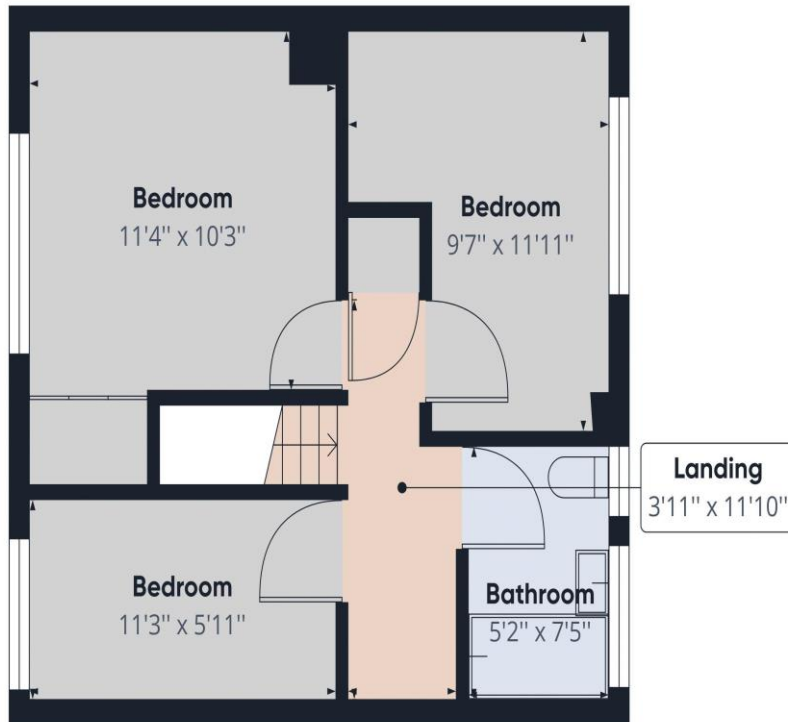
Ground Floor

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

(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<sup>(1)</sup>  
377.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

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