



Ideal rental or investment opportunity

Short walk to town centre and schools

Benefits from a garden and driveway

Large downstairs WC, potential utility

Benefits from two spacious bedrooms

Offered for sale with no forward chain

Set within a popular area of Egremont

Spacious lounge and good size kitchen

Conservatory located at the rear

Large first floor bathroom

If you're an investor looking for a renovation project, or perhaps a landlord looking to expand your portfolio, then this could be an ideal property for you. Whilst there is no getting away from the property needing modernized, it offers plenty of potential and opportunity. The property is located on a popular road, just a short walk to Egremont town centre, with its wide range of amenities and its historic castle. The town centre has shops, café's and regular buses including those taking workers to Sellafield. Schools are within easy reach, with Bookwell primary School being literally down the road. Other schools including Orgill School, St Bridget's Catholic primary School and West Lakes Academy are all within easy reach. Within the property, there is a hallway that leads through to a spacious lounge, with lots of natural light via the two double glazed windows. The lounge leads through to the kitchen. The kitchen is of a generous size and leads to a large downstairs WC. There is plenty of scope to turn this WC into a large utility room or remove the wall to make the kitchen larger than it already is. At the rear of the property, accessed from the kitchen is a conservatory. Heading up to the first floor, there are two spacious bedrooms and a large bathroom. The property has double glazing and central heating where stated. At the front you will find a pleasant, low maintenance garden, which has access along the left-hand side to the rear. Here there is a gated parking space and patio, providing a choice where to sit and enjoy the sunshine. Viewing is highly recommended to appreciate the opportunities this property has to offer.

ACCOMMODATION

Hallway

The hallway is accessed via a uPVC door with a frosted glass panel. There is a radiator and a door to the lounge, while stairs lead up to the first floor landing.

Lounge

The spacious, lounge currently has a coal effect gas fire with a brick surround. The room has an under stairs storage cupboard, which benefits from a uPVC double glazed frosted window. The lounge has a radiator neatly placed, below the two UPVC double glazed windows that look out to the front.

Kitchen

The kitchen currently incorporates a range of wall and base units, with a worktop and tiled splash backs. There is plenty of natural light, with dual aspect uPVC double glazed windows. The kitchen could be extended by extending into the WC.

WC

A rather large room which could be used to extend the kitchen, or alternatively could be used as a separate utility. There is a toilet, wash basin, a radiator and a uPVC double glazed frosted window.

Conservatory

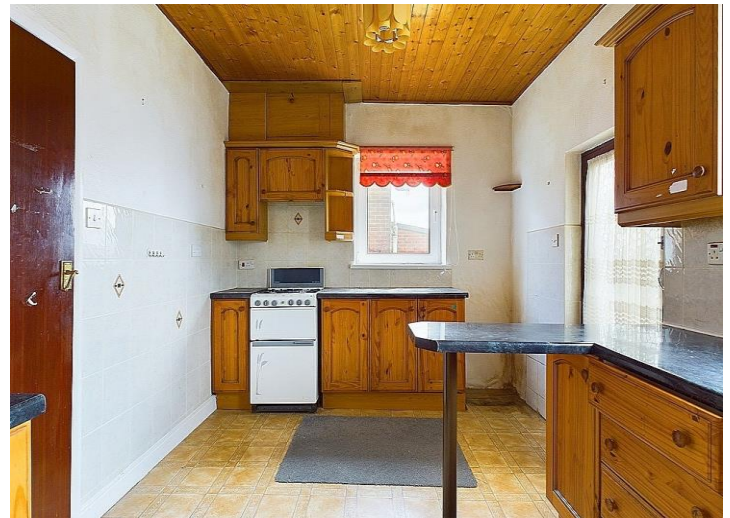
The conservatory is set in the rear garden and has two uPVC doors which lead out onto the garden.

First floor landing

The landing features a uPVC double glazed window and leads to both bedrooms and the bathroom.

Bedroom one

a good size double bedroom benefiting from a cupboard which houses the boiler. There is a radiator and two UPVC double glazed windows that look out to the front.



Bedroom two

A second, good size double bedroom, with a large cupboard which could be removed to extend the size of the room. There is a radiator and a uPVC double glazed window that looks out to the rear.

Bathroom

The spacious, first floor bathroom suite comprises of a bath, a toilet and pedestal hand wash basin. There is a radiator in place and a uPVC double glazed frosted window.

Exterior

At the front of the property, there is an attractive garden with a central lawn and borders of mature shrubs, which provide a splash of colour. There is a low wall to the front and the gate leads to the path, which in turn leads up to the front door and along the side of the property, providing access to the rear garden. The rear garden has patio areas, which gets the sun and a driveway providing off-street parking. There is a useful shed, and the garden is largely fenced around.

TENURE

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

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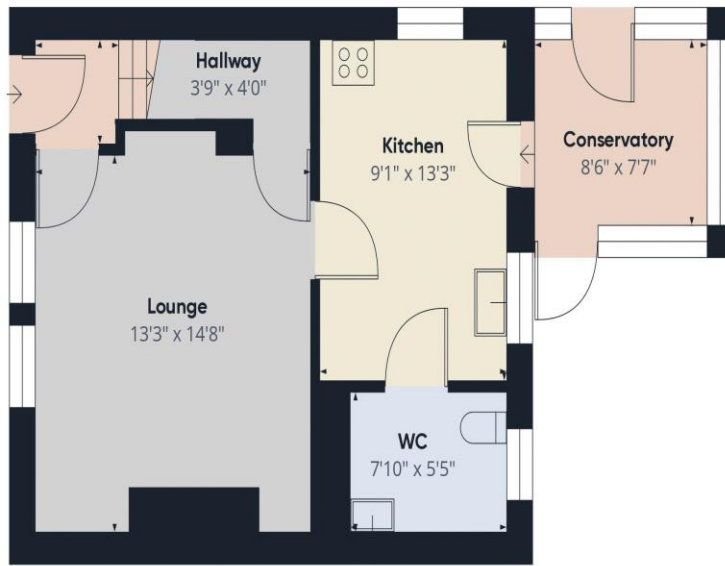
MORTGAGES

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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



Floor 1



Approximate total area⁽¹⁾
874.28 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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