



Can be bought virtually as seen, fully furnished

Set in an attractive and quiet area of Egremont

Perfect for a first-time buyer or professional couple

Spacious driveway for up to 3 cars

Large sun trap garden to the rear

Pleasant lounge and kitchen

Two tastefully decorated bedrooms

Walking distance to town centre and schools

Ready to get on the property ladder? If you're looking to buy your first home or perhaps even downsize but want the modern convenience of a driveway and easy to maintain house, then look no further. This well-maintained property can be bought virtually as seen along with much of the furniture and white goods to be included in the sale. Set in an attractive and modern development, on the outskirts of Egremont, the property is within walking distance of the town centre, where you will find numerous shops café's and pubs. For those with children, several schools are within easy reach including Orgill School, St Bridget's Catholic primary School and Bookwell primary School. Not far from the property is the River Ehen, where you can enjoy pleasant walks including around the grounds of Egremont's historic castle. Within the property, there is a front porch that leads through to a pleasant lounge which has a range of furniture that can be included in the sale. Beyond the lounge, there is a well-maintained kitchen with white goods and a door that leads out onto the spacious rear garden. On the first floor there are two bedrooms, with the master bedroom having plenty of storage space. The second bedroom would make an ideal home office or wardrobe if desired. The bathroom is also located by the bedrooms on the first floor. The large garden at the rear is quite the sun trap and has a spacious patio, a garden shed and summerhouse which can also be included in the sale. To fully appreciate this attractive area and the value for money this property offers please contact the office to arrange a viewing.

ACCOMMODATION

Front porch

The front porch is accessed via a glazed uPVC door and has side windows, which allows in plenty of light. There is ample space for a coat and shoe rack. A glazed wooden door leads through to the lounge.

Lounge

This well presented and comfortable room is tastefully decorated and has a modern, wall mounted electric fire. There is decorative coving, and a radiator is neatly placed below a uPVC double glazed window that looks out to the front. A door leads through to the kitchen and there are stairs to the first floor landing.



Kitchen

A well-maintained kitchen which comprises of wall and base units, with a complementary worktop and tiled splash backs. There is a built-in electric oven and separate gas hob with extractor in place above. There is a stainless steel sink with drainer board and mixer tap, set below a uPVC double glazed window, which has a pleasant outlook onto the rear garden. The kitchen has a washing machine and fridge freezer which, like so many items, can be included in the sale. There is a newly installed Worcester boiler and a half-glazed uPVC door that leads out to the rear garden.



First floor landing

The landing provides access to both bedrooms and the bathroom. From the landing you can also access the loft.

Bedroom one

A tastefully decorated double bedroom, benefiting from an airing cupboard and a two door built in wardrobe. There is a radiator and a uPVC double glazed window to the front.

Bedroom two

The second bedroom could also be used as a home office if desired, or perhaps a dressing room. There is a radiator and a uPVC double glazed window to the rear.

Bathroom

Comprises of a bath with mixer tap and shower attachment as well as a shower above. There is a pedestal hand wash basin and toilet. The bathroom has a radiator, partially tiled walls, an extractor, and a uPVC double glazed frosted window.



Exterior

At the front of the property extending along the left-hand side, is a spacious tarmac driveway which provides off-street parking for up to 3 cars. There is a pleasant garden to the front which is largely laid to lawn and has a variety of shrubs. The spacious rear garden is quite the sun trap and has a lovely summerhouse, garden shed and spacious patio. Giving you a choice of where to place garden furniture. The garden is designed with ease of maintenance in mind and is laid largely with gravel and securely fenced around, making it an ideal choice for those with grandchildren, children, or pets.

TENURE

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

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LOW FEES, LOCAL EXPERTISE

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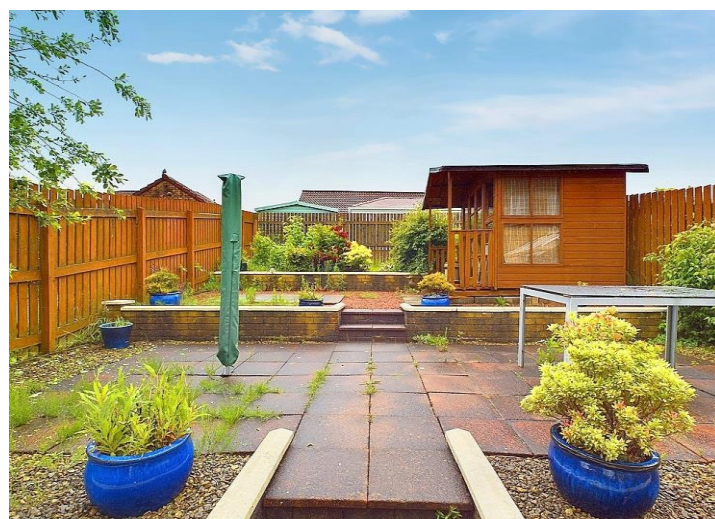


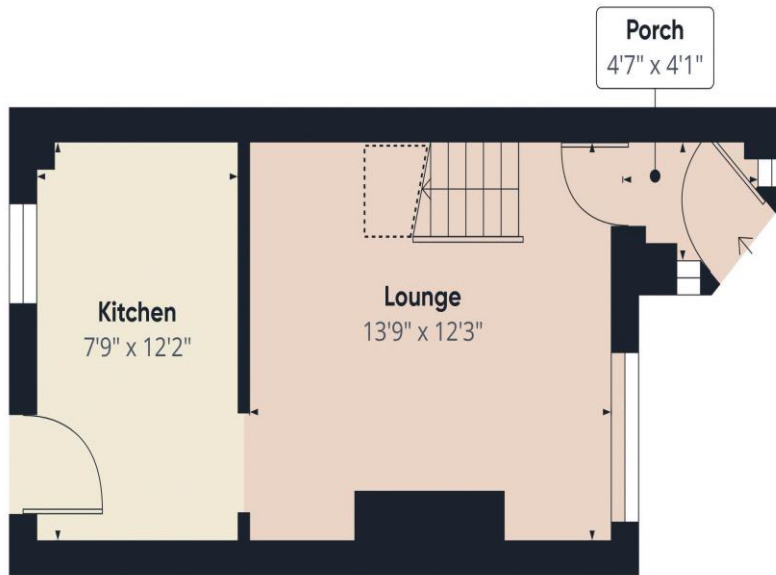
MORTGAGES

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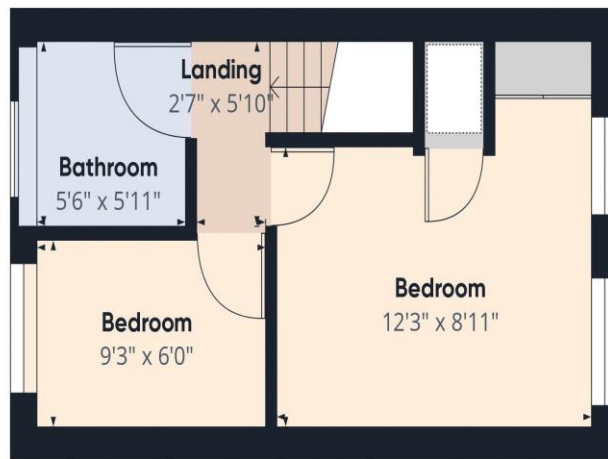
NOTE

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
516.11 ft²

Reduced headroom
13.22 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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