



Ideal for first-time buyers, couples, or families

Large kitchen with lots of storage

Three generously sized bedrooms

Garden to both the front and rear

Offers excellent value for money

Very spacious lounge and diner

Modern first floor bathroom suite

Walking distance to local schools

This spacious home is located in a quiet residential area of Egremont and offers great value for money. Whether you are a first time buyer, a couple or a family, this could be the ideal property for you. Located towards the outskirts of town, it only takes a few minutes to reach the town centre, as well as the numerous schools located within the town. Also within easy reach is the long sandy beach of St Bees, the western lakes and surrounding fells, all just a short drive away. The property has a hallway leading to a spacious, light and airy lounge diner. The kitchen has plenty of space, as well as storage. The first floor landing leads to all three generous sized bedrooms and the family bathroom is located close by the bedrooms on the first floor. Externally, the property has a garden to the front, with a larger garden to the rear. One lovely aspect of this property is the pleasant views across town and towards the Cumbrian fells. Viewing is highly recommended to fully appreciate the space and value this property offers.

ACCOMMODATION

Hallway

The hallway is accessed via a uPVC door with a frosted glass panel. You will find a useful cloak cupboard and it provides access to the lounge/diner, kitchen and there are stairs to the first floor landing.

Lounge/diner

This spacious room has lots of natural light, with large uPVC double glazed windows located at either end. Below each of the windows, you will find radiators, providing plenty of warmth. The size of the room allows one area to be allocated as a dining area whilst still allowing plenty of space for lounge furniture. There is a door leading through to the kitchen.



Kitchen

A spacious kitchen, incorporating a range of wall and base units with a complimentary worktop and tiled splash backs. There is a built in electric oven, with a separate gas hob and an extractor fan in place above. The kitchen also features three useful built in storage cupboards, a 1.5 stainless steel sink, draining board and mixer tap, all set below a uPVC double glazed window, with views out over the rear garden. A half glazed, uPVC door allows additional natural light and opens out to the garden.



First floor landing

The landing features a useful built in cupboard and provides access to all bedrooms, bathroom and the loft.



Bedroom one

Spacious double bedroom boasting a mirrored, two door, built in wardrobe. There is a storage cupboard, radiator and a uPVC double glazed window overlooking the front.

Bedroom two

A second double bedroom with a radiator and a uPVC double glazed window, offering lovely views over Egremont and towards the fells.

Bedroom three

This generous size, third bedroom is tastefully decorated with a useful built in cupboard, a radiator and a uPVC double glazed window.

Bathroom

This modern bathroom incorporates a bath with shower above. There is a toilet and pedestal hand wash basin. The bathroom has partially tiled walls, attractive flooring, a radiator and a large uPVC double glazed frosted window.

Exterior

At the front of the property there is a low maintenance garden, which is largely laid to gravel and walled around with a gate, leading to a path, which in turn leads to the front door of the property. At the rear of the property, there is a pleasant garden with a spacious patio area, mixed coloured gravel beds and a handy garden shed. The garden is securely fenced around with gated access making it suitable and secure for those with pets or young children.

TENURE

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

COUNCIL TAX BAND A

EPC D



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MORTGAGES

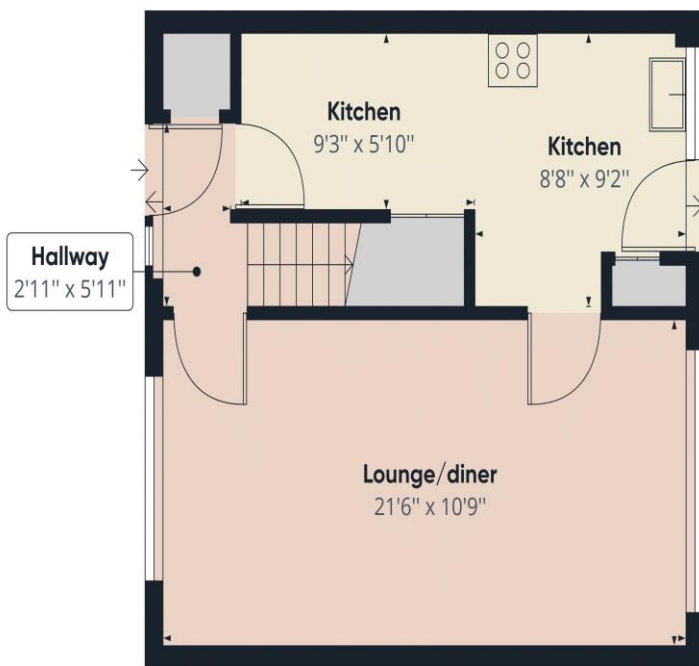
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NOTE

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.





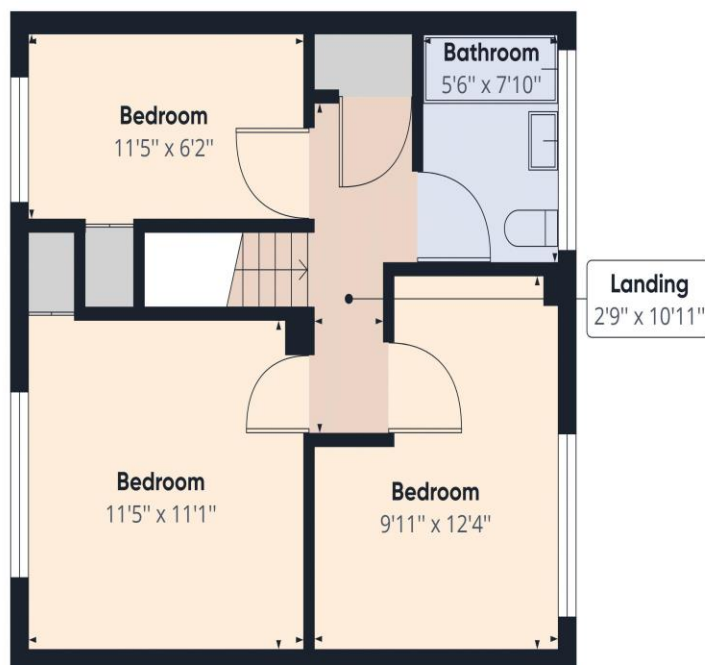
Approximate total area⁽¹⁾
434.80 ft²

(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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Ground Floor



Approximate total area⁽¹⁾
409.16 ft²

(1) Excluding balconies and terraces

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Floor 1