



Spacious semi-detached property

Conservatory to the rear with French doors

Driveway and garage, providing off-street parking

Close to local amenities

New flooring and carpets to the whole first floor and kitchen

Two good size, light and airy bedrooms

Open plan kitchen diner

Four piece bathroom suite

Short drive to the Sellafield Nuclear Station

Excellent transport skills

Perhaps you're a first time buyer looking to get on the first rung of the property ladder, or buy to let investor looking to increase their portfolio. Then look no further we might just have what you're looking for. This spacious home is ready to move into and looking for new owners to call it home. Situated in the town of Egremont, the property is just a five to ten minutes walk to the town centre, where there are a wide range of amenities including shops, pubs, cafes and takeaways. Just a short drive and you will find yourself in the nearby harbour town of Whitehaven, where a wider range of amenities can be found. Not only that but the stunning marina too, where beautiful walks are to be enjoyed. The property would also suit those who travel to the nearby Sellafield Nuclear Station, with just a ten minute drive. This deceptively spacious home has a drive and a garage, providing off-street parking and a low maintenance, attractive rear garden. Step inside and you will find yourself in the vestibule, with open stairs to the first floor and a door to the good size lounge. The lounge is open to the conservatory at the rear of the property, which boasts French doors leading to the garden. There is a spacious kitchen diner, with plenty of room to house dining room furniture. To the first floor there are two light and airy bedrooms and the family bathroom with four piece suite is conveniently located by the bedrooms. To see all this property has to offer, call the office today to arrange a viewing.

ACCOMMODATION

Entrance vestibule

Entered through a uPVC door, with patterned, frosted glass panels. There are open stairs to the first floor, a radiator and a wooden door with glass panels leads through to the lounge.

Lounge

The spacious lounge benefits from wood effect flooring, decorative coving and a central ceiling rose. There is a designer vertical column style radiator and a uPVC double glazed window overlooking the front of the property. A wooden door with glass panels leads through to the kitchen and an arch opens up to the conservatory.



Conservatory

The conservatory is a fantastic addition to the property. Located in the rear garden, the conservatory offers panoramic views over the garden. The uPVC double glazed windows are fitted with perfect fit blinds. There is a continuation of the wood effect flooring, and a double panel radiator provides warmth, enabling all year-round use. French doors with perfect fit blinds lead out to the rear garden.

Kitchen diner

The kitchen has a range of wood effect wall and base units and contrasting black worksurfaces and tiled splash backs. The kitchen features a large, stainless steel and grey oven, with five ring gas burning hob and extractor above. A stainless steel sink and draining board is set below a uPVC double glazed window with views over the rear garden. There is space and plumbing to house a washing machine and tumble dryer and space for a fridge freezer. The kitchen also benefits from a wine rack, display cabinets and a large under stairs storage cupboard. The kitchen houses the combi boiler. To the dining area, there is a uPVC double glazed window overlooking the front of the property. There is ample space to house a dining table and chair set and the whole space benefits from ceiling spotlights and stylish, grey, wood effect flooring.



First floor landing

Provides access to both bedrooms and the bathroom.



Bedroom one

This light and airy double bedroom is flooded with natural light from two uPVC double glazed windows, overlooking both the front and the back of the property. There is a radiator, a built in storage cupboard and from here you can access the loft.

Bedroom two

Currently used as a home office, this bright bedroom has a radiator and a uPVC double glazed window.

Exterior

To the front, the property has a walled area and a large drive, which leads up the side of the property, to the garage which has an up and over door. To the rear, there is a low maintenance garden which is mainly laid to lawn with a gravelled area and flagstone path. The garden is securely fenced and walled around, making it ideal for children or pets.

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.





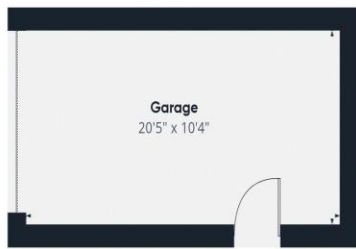


Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1127.39 ft²



Ground Floor Building 2

(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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