



Completely renovated from top to bottom

Stylish new doors, new flooring, and tasteful decor

Spacious lounge/diner with French doors

Spacious garden both front and rear

New eye-catching kitchen

Beautiful first floor bathroom

Three generously sized bedrooms

Walking distance to town centre

Having undergone a complete transformation, this lovely three bedroom home is now ready for new owners to call it home. A huge amount of work has been done to the property, not least installing a stylish new kitchen and bathroom. Attention has been paid to details such as the doors, where you will find stylish oak veneer doors and spotlights throughout much of the property. New flooring has been laid and the whole property has been tastefully, and neutrally decorated throughout. Set in an excellent location, the property is just a short walk to Egremont town centre, with its wide range of shops, amenities, and regular buses. It is also within easy reach of numerous schools, including Orgill primary School, St Bridget's Catholic Primary School, Bookwell Primary School, and West Lakes Academy. The property will suit a range of buyers and offers excellent value for money and would be a superb home for first time buyers who want space, and somewhere that is ready to move into. With the three bedrooms it would be perfect for many families. Within the property there is a spacious kitchen, an inner hall and a lovely open plan lounge/diner where you will find connections for a flat screen, wall mounted TV and French doors that lead out to the rear garden. On the first floor, there are three generously sized, well presented bedrooms and a beautiful bathroom suite. The property has plenty to offer outside, with a large, lawned garden to the front and at the rear, the spacious garden is laid with chipped blue slate. Both the front and rear garden are either walled, or fenced around making this an excellent choice for anybody that has young children or perhaps pets. Call the office today to arrange a viewing.

ACCOMMODATION

Lounge/diner

This very spacious room has lots of natural light, to one end of the room you will find a large uPVC double glazed window, and at the other, there are French doors which lead out to the rear garden. Tastefully decorated, the room has a central chimney breast where you will find connections for a flat screen wall mounted TV and either side of the chimney breast, there are feature spotlights. The room has stylish flooring, a radiator and oak veneer doors, leading through to an inner hallway and the spacious kitchen.



Kitchen

A stylish kitchen incorporating a range of shaker style, wall and base units with a complementary worktop and matching up stands. There is a built in electric oven, with a separate induction hob, black glass splash back and matching extractor canopy above. There is a stainless steel sink with drainer board and mixer tap set below a uPVC double glazed window that looks out onto the rear. The kitchen has plenty of storage, with two useful cupboards and a central row of ceiling spotlights. There is a radiator and access via a half glazed uPVC doors to both the front garden and the rear garden and a door that leads through to the inner hall.



Inner hall

Provides access from the lounge to the kitchen and vice versa and stairs to the first floor landing.

First floor landing

The landing provides access via the same stylish oak veneer doors to all three bedrooms, the bathroom and there is a useful cupboard.

Bedroom one

A tastefully decorated double bedroom with a lovely new carpet which can also be found throughout the other bedrooms. There is a radiator, a storage cupboard, and a uPVC double glazed window.

Bedroom two

The second, good size double bedroom is tastefully decorated, with a radiator and a uPVC double glazed window.

Bedroom three

The third bedroom of this property is of a generous size and could be used as a home office or dressing room if desired. The room has a radiator and a uPVC double glazed window.



Bathroom

The beautiful bathroom comprises of a bath, with black mixer tap, matching screen and shower above, with both a rainfall and handheld showerhead, all in a stylish black finish. There is a toilet and wash basin with mixer tap, set over a two door vanity unit, providing plenty of storage. The bathroom has eye-catching flooring, a black heated towel rail, ceiling spotlights and two uPVC double glazed frosted windows.

Exterior

At the front of the property, you will find a large garden which is currently laid to lawn and fenced around with gated access. The garden gets the sun throughout much of the day and is perfect for children to play or pets to run around freely. At the rear, the garden has a large area of chipped blue slate which is partially fenced and partially walled around and there is gated access.

TENURE

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

COUNCIL TAX BAND: TBC

EPC: TBC

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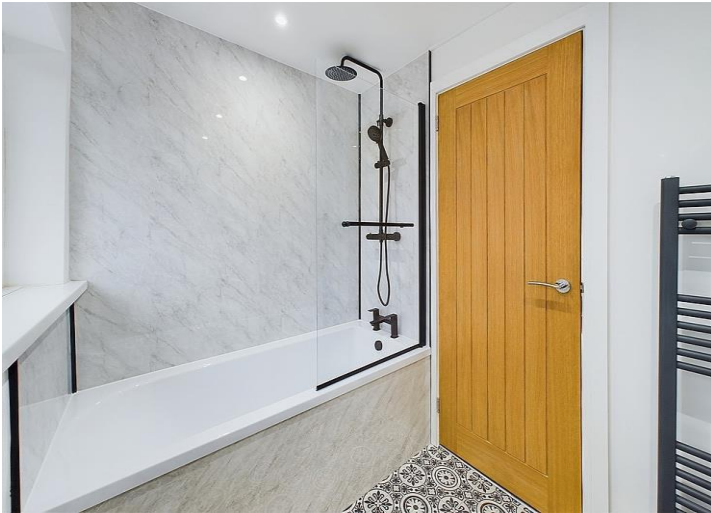
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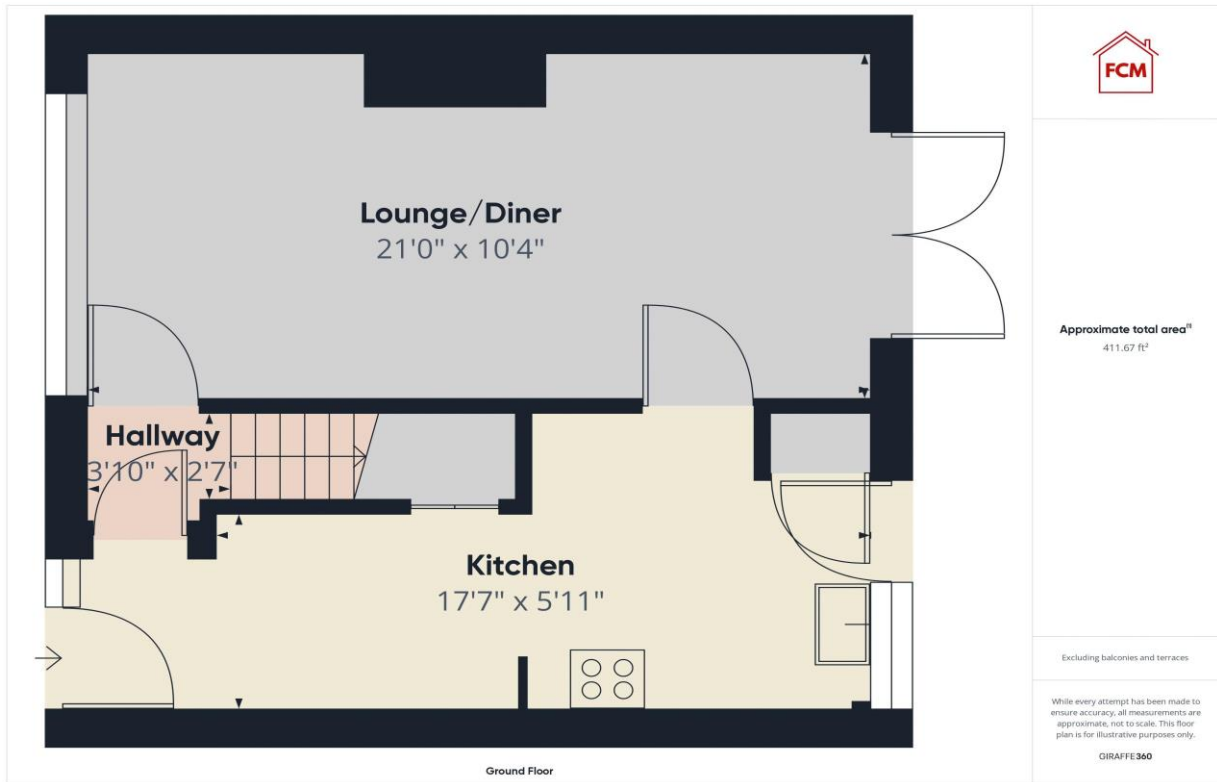
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NOTE

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Approximate total area¹
411.67 ft²

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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Approximate total area¹
392.73 ft²

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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