



Superb investment or ideal first home

Located within a quiet residential area

Low maintenance garden front and rear

Benefits from a large kitchen

Boiler installed approximately 2021

Offered for sale with no forward chain

Five minutes walk to the town centre

Spacious, light and airy lounge

Double glazing and central heating

Three bedrooms and first floor bathroom

Boasting a first floor bathroom, three bedrooms and a large, open plan lounge and kitchen, this property really offers good value for money. Offered for sale with no forward chain, it would be a perfect choice for a buy to let investor looking to increase their portfolio. It will also catch the eye of a first-time buyer, or a couple looking to get on the property ladder, the property not only offers good value, but also the potential to add their own stamp. The property is located in a quiet, residential area but is just a five-minute walk to Egremont town centre, with its wide range of shops, café's, post office and regular buses. There are numerous schools within walking distance of the property, including Orgill School and St Bridget's Catholic primary School. The property certainly has plenty to offer, with a low maintenance garden to the front and one to the rear. If desired, it may be possible to add a driveway to the front garden as many neighbouring properties have done. Within the property, there is a hallway that leads through to a spacious lounge. The lounge opens up to the kitchen, which could be used as a kitchen designer if desired. The kitchen leads to a rear porch, which houses the boiler, which we believe was installed in approximately 2021. Heading up to the first floor, there are three bedrooms and the family bathroom. Whilst the property is in need of some modernisation, it appears structurally sound and has central heating and double glazing. We believe interest will be high in this property so to avoid disappointment please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is entered by a uPVC door, with a decorative frosted glass panel and a side panel, allowing in plenty of natural light. The hallway has a phone point, radiator and provides access to the open plan lounge and kitchen and there are stairs to the first floor landing.

Lounge

The spacious, light and airy room benefits from a modern pebble effect, wall mounted electric fire. The room has decorative coving, and a radiator is neatly placed below a uPVC double glazed window that looks out onto the garden at the front. A feature arch opens up to the kitchen.



Kitchen

The spacious kitchen currently has a range of wall and base units, with a worktop and tile splash backs. There is a stainless steel sink with drainer board and mixer tap, which is set below a uPVC double glazed window looking out onto the rear garden. The kitchen has a radiator, an under stairs storage cupboard and a door that leads through to the rear porch.



Rear porch

Here you will find a Worcester combi boiler which was installed in approximately 2021. There is also a radiator, a uPVC double glazed window and a half glazed uPVC door that leads out onto the garden.

First floor landing

The landing provides access to all three bedrooms, the bathroom and the loft.

Bedroom one

A double bedroom with decorative coving, a radiator and a uPVC double glazed window to the front.

Bedroom two

The second bedroom is also of a generous size and has a radiator and a uPVC double glazed window that has an attractive outlook across Egremont with the Cumbrian countryside visible in the distance.



Bedroom three

The third bedroom benefits from a built-in cupboard. There is a radiator and a uPVC double glazed window.

Bathroom

Comprises of a bath, toilet and pedestal hand wash basin. There is a shower above the bath, a radiator and a uPVC double glazed frosted window.

Exterior

At the front of the property, there is a low maintenance garden, which is laid with chippings and has a path leading up to the front door. The front garden is walled around and there is the potential to add a driveway if desired. To the rear of the property, you'll find a second, low maintenance garden, with two patio areas providing a choice of seating. Either side of the garden, there are borders for bedding plants and the garden is walled around and has a useful garden shed.

TENURE

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

COUNCIL TAX BAND A

EPC C

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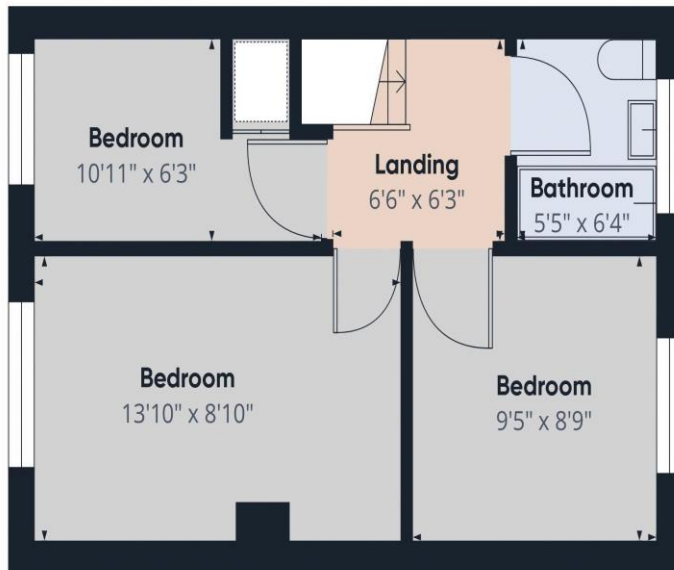
NOTE

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⁾
723.76 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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