



76 Dent View, Egremont, CA22 2ET

Guide Price £160,000

PFK

76 Dent View

Egremont, Egremont

The Property

This well-presented, three-bedroom home, enjoying outstanding fell views, is situated on the outskirts of Egremont within a popular and peaceful residential development. The property boasts an elevated position with uninterrupted, panoramic views across the Cumbrian countryside, the River Ehen, and towards the Western Fells.

The accommodation comprises a welcoming entrance hallway, an open-plan living and dining area, a downstairs WC, a fitted kitchen, and a sunroom perfectly positioned to make the most of the views. Upstairs, there are three bedrooms and a stylish, modern shower room.

Externally, the property features a lawned front garden, a rear patio ideal for outdoor seating, and a garage located adjacent to the property.

Offered with no onward chain and presented in clean order, the property is ready to view.

Location

Egremont is a small market town located in West Cumbria, just a few miles south of Whitehaven and close to the Lake District National Park. It offers a range of local amenities including shops, schools, and leisure facilities, as well as good transport links via the A595. The town is known for its historic castle, traditional events such as the Crab Fair, and access to beautiful surrounding countryside, including the River Ehen and nearby fells, making it popular with walkers and those seeking a quieter pace of life.



ACCOMODATION

Entrance Hallway

5' 1" x 6' 5" (1.55m x 1.96m)

Sunroom

12' 0" x 9' 2" (3.65m x 2.80m)

Living Room/Dining Room

Living Room area: 4m x 4.58m Dining area: 2.9m x 2.24m

WC

5' 5" x 3' 1" (1.64m x 0.93m)

Kitchen

9' 1" x 10' 6" (2.77m x 3.19m)

First Floor

Landing

8' 5" x 6' 11" (2.56m x 2.10m)

Bedroom 1

11' 9" x 11' 7" (3.57m x 3.52m)

Bedroom 2

8' 9" x 11' 1" (2.67m x 3.39m)

Bedroom 3

8' 7" x 6' 11" (2.61m x 2.11m)

Shower Room

5' 6" x 6' 11" (1.67m x 2.12m)





Garden

The property enjoys a lawned garden to the front and side, with a rear patio that provides an ideal space for outdoor seating and relaxation.

Single Garage

ADDITIONAL INFORMATION

Directions

The property is conveniently situated at the rear of the Dent View estate and can be found using the postcode CA22 2ET. It is located at number 76.

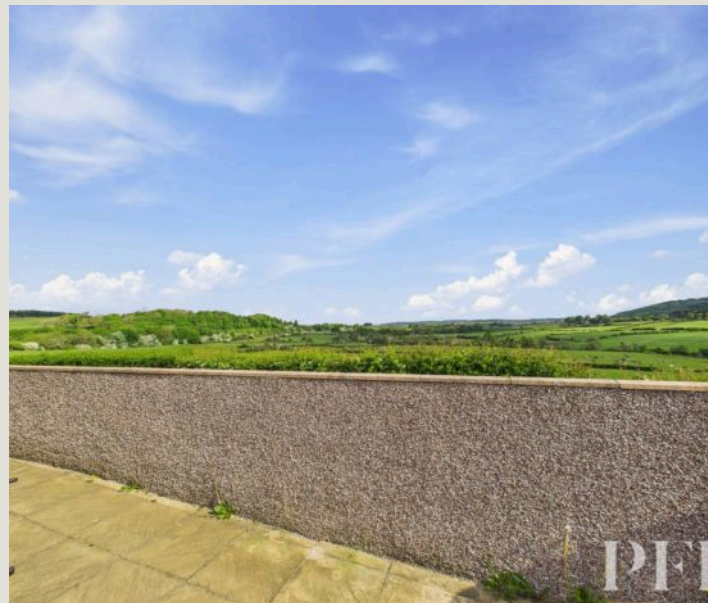
Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

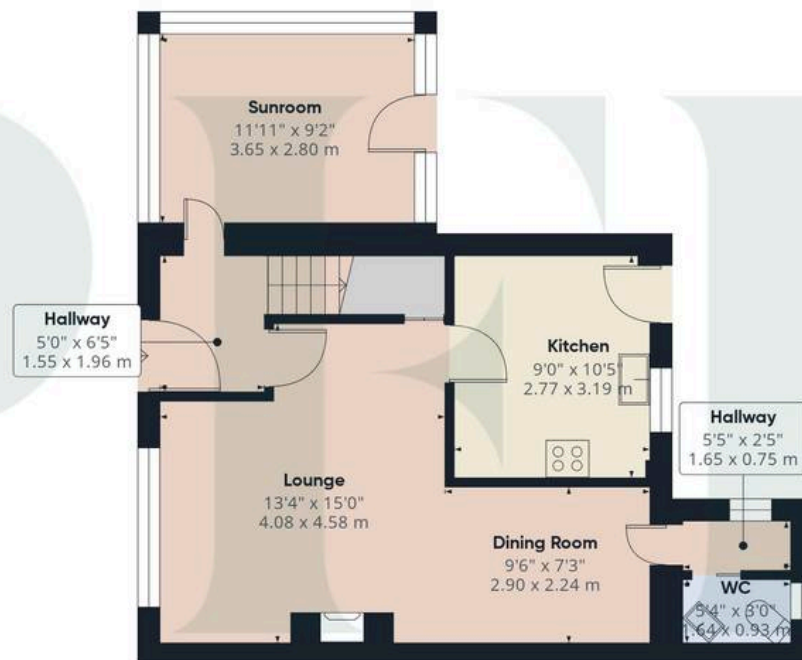
Tenure: Freehold

Council Tax: Band B

EPC Rating: TBC







Floor 0 Building 1

Approximate total area⁽¹⁾

943 ft²

87.6 m²



Floor 1 Building 1

(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.

Calculations are based on RICS IPMS 3C standard.

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