



**2 Florence Drive, Egremont, CA22 2FJ**

Fixed Price **£140,000**

**PFK**

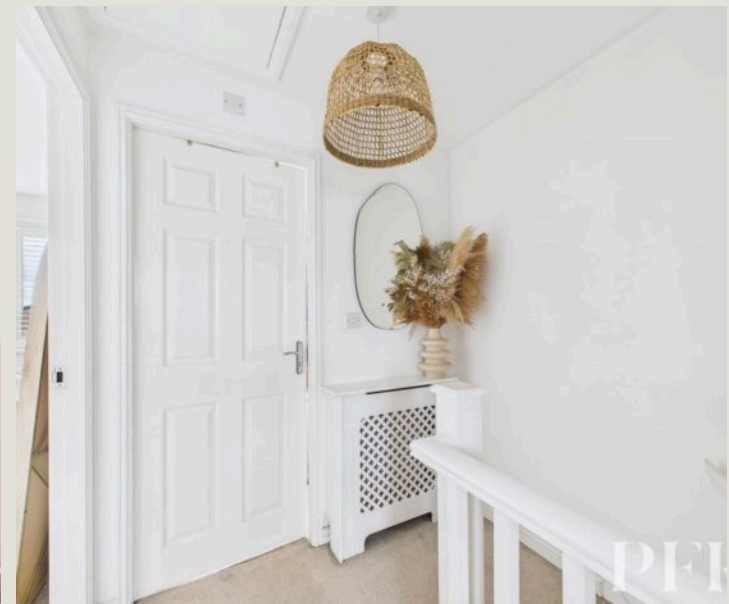
## 2 Florence Drive

### The Property

Situated in the ever popular Gleeson development on the edge of Egremont, this **recently built and beautifully presented two bed semi detached home** is the perfect step onto the property ladder, available at a **20% discounted rate from market value** for buyers who meet **eligibility criteria set by Cumberland Council**. Interested parties should **contact the office for full details of the criteria and application process**

Offering modern, low maintenance living just a short distance from the town centre, this home combines practicality, style, and an excellent location, perfect for first time buyers. Inside, the property offers a welcoming entrance hallway, lounge, and a contemporary dining kitchen with **patio doors leading to the rear garden** – ideal for relaxing or entertaining. A cloakroom/WC adds to the practical layout on the ground floor. Upstairs, there are two generous double bedrooms and a modern family bathroom, all tastefully finished to a high standard. The home benefits from **gas central heating, double glazing, and a neutral décor throughout**, meaning you can move straight in.

Externally, the property stands out with **a spacious driveway providing parking for up to three cars**, and **lawned gardens to both the front and rear** that are designed to be easy to maintain. With its excellent presentation and prime location, this home is an outstanding opportunity and certain to be popular.





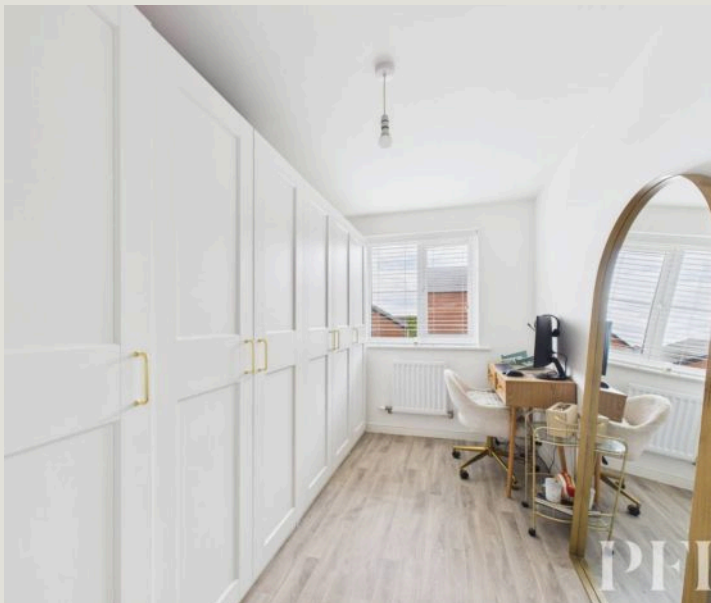
## 2 Florence Drive

### Location & Directions

Located in a quiet cul-de-sac within the popular Gleeson development on the southern edge of Egremont, this property is ideally placed for both lifestyle and work. The town centre is just a few minutes away and offers a range of amenities including supermarkets, cafés, shops, schools, and healthcare services. The home is also less than 15 minutes drive from Sellafield, making it an excellent choice for professionals working in the area. There are also good public transport links and road connections to Whitehaven, Workington, and the wider west Cumbria area, while the nearby Lakeland fells and coastline offer plenty of opportunity for leisure and exploration.

### Directions

The property can be located using either CA22 2FJ or What3words///desk.done.lingering



- Modern 2 bed semi in a sought after development in Egremont
- Available at a 20% discounted price for eligible buyers under the Cumberland Council scheme
- Tenure: Freehold
- Council Tax: Band B
- EPC rating B

## ACCOMMODATION

### Entrance Hallway

Approached via composite door. With stairs leading to the first floor, feature tile effect flooring and radiator. Door to lounge.

### Lounge

15' 1" x 10' 0" (4.59m x 3.04m)

A light and airy reception room, with window to front elevation, radiator and door to the kitchen diner.

### Dining Kitchen

7' 10" x 13' 5" (2.39m x 4.10m)

Fitted with contemporary matching wall and base units with contrasting work surfacing, incorporating a stainless steel sink and drainer unit. Electric oven with gas hob and extractor over. Space for fridge/freezer and also space for a dining table, window to rear elevation, patio doors leading out to the gardens and herringbone effect flooring. Door to cloakroom/WC.

### Cloakroom/WC

5' 7" x 3' 3" (1.70m x 0.99m)

Fitted with close coupled WC, wash hand basin, radiator and herringbone effect flooring.

### FIRST FLOOR LANDING

With loft access, radiator and doors to bedrooms and bathroom.

### Bedroom 1

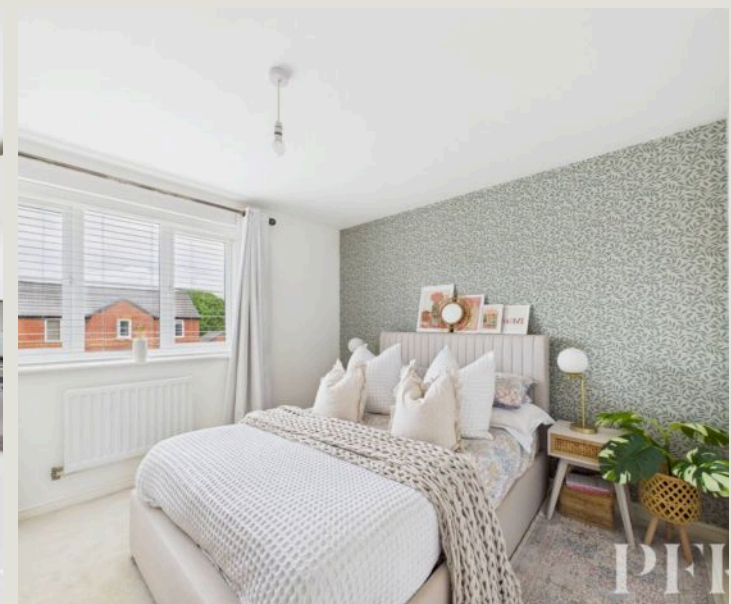
10' 2" x 10' 4" (3.11m x 3.14m)

Double bedroom with window to front elevation, large storage cupboard and radiator.

### Bedroom 2

12' 11" x 7' 4" (3.94m x 2.24m)

Window to rear elevation, radiator and wood effect flooring.



## Bathroom

7' 5" x 6' 0" (2.25m x 1.84m)

Fitted with contemporary white suite comprising close coupled WC, wash hand basin and panelled bath with mains shower over. Feature quadrant tiled splashbacks, radiator, obscured window and wood effect flooring.

## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





## EXTERNALLY

### Garden

The property benefits from a lawned garden to the front. The rear garden, landscaped for ease of maintenance, is a good size, and benefits from patio and a large section of lawn, being fully enclosed with fencing.


### DRIVEWAY

#### 3 Parking Spaces

There is a tarmac drive to the front of the property providing offroad parking for up to 3 cars.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>83</b>	<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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