



Offered for sale with no forward chain

Traditional bay fronted terraced home

Stylish modern the first-floor bathroom

Ideal for first-time buyers, couples, and families

Two parking spaces to the rear

Two reception rooms

Original working fireplaces

Large enclosed garden

Contemporary modern kitchen

Popular residential area

Offered for sale with no forward chain. is this well presented. traditional bay fronted terraced home. Whilst boasting a modern kitchen and bathroom. the property retains a wealth of charm and character. with high ceilings, original cornice. and lovely ornate. original cast-iron working fireplaces. Situated on a popular residential street, on the outskirts of Egremont town centre, the property has local amenities just a short walk away and the nearby town of Whitehaven is just a short drive, with regular public transport. The property is also commuting distance to Sellafield and West Lakes science Park. The accommodation is set over three floors, and briefly comprises entrance hall, lounge with working cast-iron fireplace and separate dining room, also with working fireplace. A contemporary, modern kitchen, with high gloss units. To the first floor, there is a stylish, modern bathroom, and two well presented double bedrooms, with the master bedroom retaining the decorative cast iron fireplace and benefiting from a large, under stairs storage cupboard. To the second floor, the previous attic space has been used to create a generously proportioned, light and spacious double bedroom, with full head height and additional storage into the eaves. Externally, the property boasts two parking spaces to the rear, with concrete hardstanding, which makes a lovely patio area which is fenced around but also equally could be used to build the garage as others have done. The fence has gated access to a large rear garden, there is also an enclosed rear yard to the rear of the property. This fantastic home is ideal for first-time buyers, couples and families and viewing is essential to appreciate the space on offer.

ACCOMMODATION

Entrance vestibule

Entered through a lovely, modern, coloured uPVC door with frosted glass panels and uPVC top light there is wood effect flooring and a beautiful, stained glass door with matching top light that leads into the entrance hall.

Entrance hall

Here you will find high ceilings, with original cornice, wood effect flooring, a radiator, stairs to the first floor and access into two reception rooms.

Lounge

A lovely, light and airy lounge, with beautiful open fireplace with original cast iron fire, tiled hearth and decorative wooden surround. There is decorative cornice to the ceiling, and a large uPVC double glazed bay window which looks over the front of the property and provides plenty of natural light. The lounge features a TV point and a radiator.



Dining room

A versatile, second reception room, which makes a lovely dining room but equally, could make a great sitting room or playroom. With a second, lovely, original cast iron fireplace, grate, and tiled hearth. There is a uPVC double glazed window, overlooking the rear of the property, modern wood effect laminate flooring and double panelled radiator. Provides access into the kitchen and also benefits from a large, under stairs storage cupboard.



Kitchen

The contemporary, modern kitchen, has a range of high gloss, cream wall, and base units, with contrasting wood effect work surfaces and matching splash backs, the kitchen features a 1.5 composite sink and drainer unit with mixer tap, an integrated dishwasher and housing for a washing machine. There is a built-in stainless steel electric oven and grill with stainless steel Siemens gas hob and modern glass splashback, and extractor hood above there is tiled flooring, spotlights, decorative coving, modern, wall mounted, industrial style lighting, and an extractor fan. The kitchen benefits from two uPVC double glazed windows, with perfect fit blinds, a wall mounted, vertical column style radiator, and modern, coloured uPVC double glazed door, which leads out onto the rear of the property. There is also a useful, open under stairs area, with lighting and electrics, ideal for placement of the fridge freezer.

First floor landing

Providing access into two double bedrooms, stairs to the third bedroom and the family bathroom, with lovely, original wooden doors.



Bathroom

A stylish, modern bathroom, incorporating a large, double ended bath with central mixer tap and mixer shower above, with both rainfall and jet showerhead attachments and curved shower curtain rail. There is a pushbutton flush toilet and pedestal sink with mixer tap, tiled splash back and LED Bluetooth mirror above. The bathroom also features a built-in cupboard housing the Baxi Combi boiler, contemporary modern tiling, a large, vertical column style radiator, an extractor fan and a uPVC double glazed frosted glass window with perfect fit blinds.

Master bedroom

Situated at the front of the property, this generously proportioned, well presented master bedroom has a uPVC double glazed window overlooking the front of the property, a radiator and a large, under stairs storage cupboard offering excellent wardrobe space. Another lovely feature of this room is the decorative original cast-iron fireplace with grate and ornate surround.

Bedroom two

A well presented, light and spacious double bedroom, with modern, neutral décor, a uPVC double glazed window, which overlooks the rear of the property and enjoys a lovely, fell view. There is a radiator and decorative coving.

Attic bedroom

This large, double bedroom has been created in the former loft space and is full head height. There is additional storage into the eaves, two Velux skylight windows and a radiator.

Externally

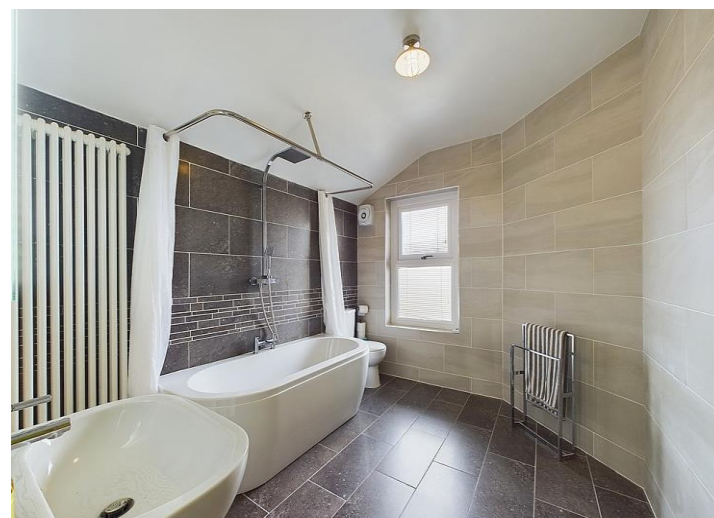
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TENURE

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.





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