



Offered for sale with no forward chain

Enclosed rear garden

Recently fitted kitchen

Popular residential area

Good transport links to Whitehaven

Deceptively spacious home

Three good size bedrooms

Lounge with patio doors to the garden

Walking distance to the town centre

Ideal for families and first time buyers

Set back from the road and being sold with no onward chain, this deceptively spacious three bedroom home boasts a new kitchen, which was fitted in April of this year, and a good size enclosed rear garden. Located on the outskirts of Egremont town centre. Just a gentle stroll and you will find yourself in the heart of Egremont, with its wide range of shops, amenities, cafes and post office. There are regular buses including to Sellafield. The property is also within easy reach of numerous schools and West Lakes Academy. This would be an excellent choice for first-time buyers, couples and families. The accommodation briefly comprises, entrance hall, stylish modern kitchen diner, and a light and airy lounge with patio doors to the garden. There is a useful, rear hall/ cloakroom area and a downstairs WC. To the first floor, there are three good size bedrooms, with the rear bedrooms enjoying a lovely elevated view. The contemporary family bathroom is also located on the first floor. Externally, to the front, the property is set back from the road with a low maintenance gravelled front garden, which is walled around with gated access. To the rear of the property, is a beautifully maintained split level, rear garden. There is a raised slab patio area with steps down to a lawn, with gravelled borders featuring a range of exotic trees and beautiful palm trees, with gated access to the rear and a large storage shed.

ACCOMMODATION

Entrance hall

Entered through a modern uPVC double glazed door with frosted glass panel, the spacious hallway has under stairs storage, neutral decor complemented by the wood effect laminate flooring, and a radiator. Provides access into the downstairs WC, the kitchen diner and the lounge.

Downstairs WC

A useful WC briefly comprising of a concealed cistern toilet, with pushbutton flush, a wall mounted sink with mixer tap and a uPVC double glazed window with frosted glass. The WC has tiled flooring and panelling to the ceiling.

Kitchen diner

The stylish, modern kitchen diner was fitted in the property, approximately two months ago and incorporates a range of modern, grey wall and base units, with complementary marble effect work surfaces and matching up stands. A 1.5 stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window which overlooks the front of the property. There is grey oak effect flooring and ample space for table and chairs. The kitchen has a radiator, plumbing for washing machine and space for tumble dryer.

Lounge

The light and airy lounge features uPVC double glazed patio doors, which lead out onto a raised garden patio, making it a fantastic family or entertaining space. There is decorative coving and central ceiling rose, a radiator, TV connections and wood effect flooring.

Rear hall

The useful rear hall area has wood effect flooring and uPVC double glazed door with frosted glass which leads out onto the rear of the property, making a fantastic cloakroom space.

First floor landing

This lovely property certainly doesn't lack storage, with three large built-in storage cupboards offering excellent storage or perhaps additional wardrobe space. With loft access and access into three bedrooms and the family bathroom.

Bedroom one

Located at the front of the property, this generously proportioned double bedroom has neutral modern décor, decorative coving, a uPVC double glazed window which overlooks the front of the property and a radiator.



Bedroom two

Located at the rear of the property, the second well presented and well proportioned double bedroom enjoys a lovely, elevated view across Egremont and open countryside. There is a uPVC double glazed window overlooking the rear garden, with a radiator below.

Bedroom three

The third bedroom has tasteful, modern décor, a uPVC double glazed window which also enjoys a lovely elevated view across open countryside, decorative coving and a radiator.

Externally

To the front, the property is set back from the road with a low maintenance gravelled front garden, which is walled around with gated access. To the rear of the property, is a beautifully maintained rear garden, which is split level with a raised slab patio area, with steps down to a lawn with gravelled borders with a range of exotic trees and beautiful palm trees. With gated access to the rear and a large storage shed.

TENURE

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

COUNCIL TAX BAND A

EPC TBC

LOW FEES, LOCAL EXPERTISE

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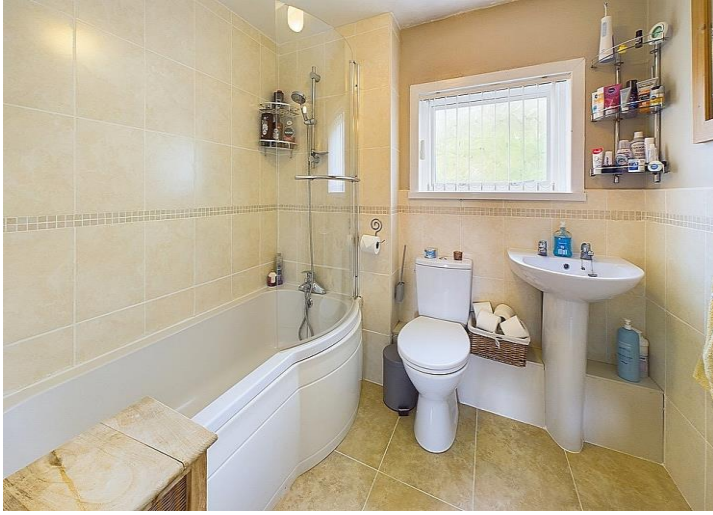
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NOTE

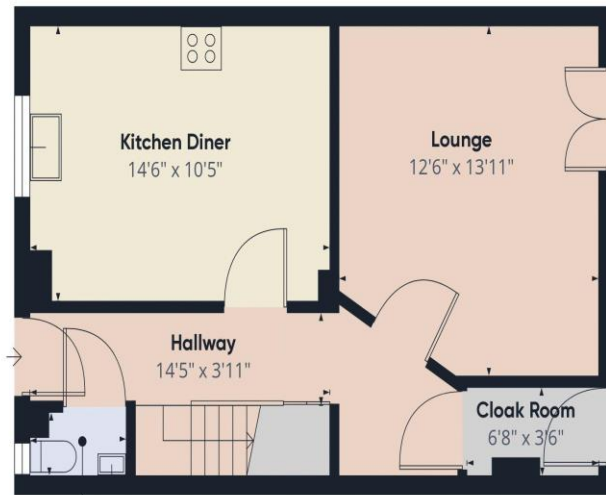
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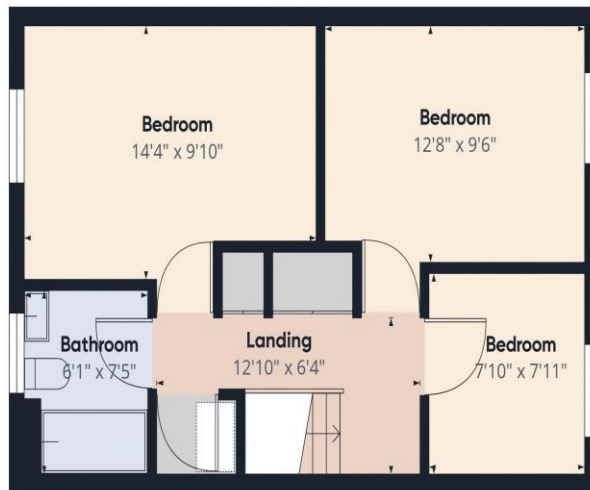
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WC
4'8" x 2'10"

Ground Floor

Approximate total area⁽¹⁾
917.42 ft²



Floor 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.

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