



Offered for sale with no forward chain

Spacious open plan lounge diner

Walking distance to the town centre

Ideal for first-time buyers couples and families

Well presented three bedroom home

Breakfast kitchen

Close to popular local schools

Well maintained enclosed rear garden

Offered for sale with no forward chain, is this deceptively spacious end terraced home. Located in the increasingly popular area of Egremont, this would be an ideal purchase for a first-time buyer, couples and families alike. Especially with popular schools within walking distance. Egremont town centre, with its range of shops and amenities and the popular West Lakes Academy, are within walking distance. The accommodation briefly comprises entrance porch, with large storage, internal hallway. There is a spacious, open plan lounge diner, and breakfast kitchen, with archway separating the dining space. To the first floor, there is three good size bedrooms, with the two double bedrooms boasting fitted wardrobes, and a built-in storage cupboard to the single bedroom. The family bathroom is also conveniently located by the bedrooms on the first floor. Externally, the property has a well maintained open lawn area to the front, and a lovely, enclosed rear garden with patio area, lawn area and gravelled border, with mature shrubs and plants. With gated access to the rear. The property also enjoys lovely fell views to the rear from the first floor. Call the office today to arrange a viewing.

ACCOMMODATION

Entrance porch

A lovely addition to the property, the entrance porch, is entered through a uPVC double glazed door with frosted glass and matching sidelight. There is a uPVC double glazed window with frosted glass, tile effect flooring, and a large, built-in storage cupboard. A uPVC double glazed door leads into the entrance hall.

Entrance hall

The entrance hall has tiled flooring and neutral décor. Internal doors lead into the kitchen and lounge, and there are stairs to the first floor.

Kitchen

The contemporary, modern kitchen also benefits from a dining area, ideal for a table and chairs set. An open archway leads into the kitchen, where there is a range of contemporary, wall and base units, with complementary work surfaces and tiled splash backs. There is space for a freestanding oven, an undercounter fridge, and space and plumbing for a washing machine. A 1.5 stainless steel sink and drainer unit, with mixer tap is set below a uPVC double glazed window, which overlooks the rear of the property. The kitchen benefits from vinyl flooring, a useful, built-in storage cupboard, pelmet lighting and under cabinet lighting and a radiator. A uPVC double glazed door with frosted glass leads out to the rear of the property.

Lounge

The spacious, dual aspect, lounge diner has a feature gas fire, set into the chimney breast, with stone hearth and decorative wooden surround. The uPVC windows overlook, both the front and the rear of the property, both with radiators below. The lounge is tastefully decorated and complemented by the great wood effect flooring.

First floor landing

The first floor landing provides access into three bedrooms, the family bathroom and benefits from a useful built-in storage cupboard, housing the combi boiler and from here there is loft access.



Master bedroom

This spacious master bedroom benefits from fitted wardrobes, with sliding, mirrored doors and an additional, built-in storage cupboard. A uPVC double glazed window overlooks the front of the property, with a radiator below.

Bedroom two

A second, well proportioned, and well presented double bedroom, boasting a lovely fell view. There is a radiator, built-in wardrobes with sliding doors and central mirrored door. The uPVC double glazed window overlooks the rear of the property.

Bedroom three

A generously proportioned third bedroom, also benefiting from a built-in storage cupboard, with a uPVC double glazed window which overlooks the front of the property, a radiator and wood effect flooring.

Family bathroom

The family bathroom has a modern white suite, which briefly comprises of a pushbutton flush toilet, pedestal sink with mixer tap and a bath, with mixer tap and electric shower above. There are part tiled walls, a radiator, ceiling panelling and a uPVC double glazed frosted glass window.



Externally

To the rear of the property, the enclosed rear garden has a central path which separates a patio and lawn area, and there is an additional gravelled area with mature street tree, shrubs, and gated access to the rear. To the front of the property, there is a large, open lawn area.

TENURE

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

COUNCIL TAX BAND A

EPC TBC

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



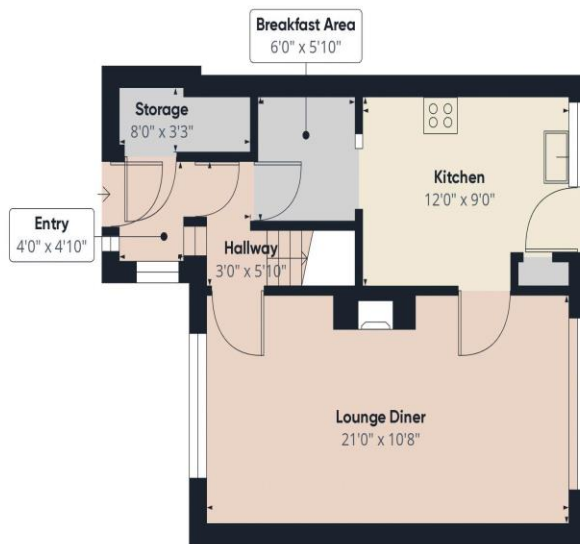
MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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⁾
830.54 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.

GIRAFFE360