



**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 are 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

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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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