



**Offered for sale with no forward chain**

**Walking distance to shops and amenities**

**Large kitchen/diner**

**Three light and airy bedrooms**

**Twenty minutes to Sellafield**

**Located just on the outskirts of the town centre**

**Spacious lounge with French doors to the exterior**

**Stylish first-floor bathroom suite**

**Benefits from a low maintenance garden**

**Numerous schools with easy reach**

This spacious three-bedroom home will be perfect for a first-time buyer, couple or a family. It may also attract the attention of an investor, looking for a property that's ready to go. Set on the outskirts of the town centre, looking towards the hill on which Egremont's historic castle is set, the property is certainly in a good location. The wide range of amenities, shops and cafés that the town centre offers are just a stroll away. There are also numerous schools within the town, which are within easy reach, some just a ten minute walk away. The property is offered for sale with no forward chain. There's plenty of space inside, with the hallway leading through to the lovely lounge that boasts French doors leading out to the exterior. The kitchen diner also offers plenty of space and you can easily fit a large dining room table and chair set if desired. You will also find a handy toilet on the ground floor. Heading up to the first floor landing, there is lots of storage, with the numerous built-in cupboards. All three bedrooms feel light and airy, and the stylish bathroom is also located on the first floor. At the rear of the property there is a low maintenance garden which is fenced around and has gated access. To view this property and the value for money it offers please get in touch to arrange a viewing.

## ACCOMMODATION

### Hallway

The hallway is accessed by a uPVC door with a frosted glass panel. The spacious hallway has an under stairs storage area, and benefits from decorative coving, a radiator and modern flooring. Doors lead to the lounge, kitchen, WC and there are stairs to the first floor landing.

### Lounge

The spacious and well presented room boasts lots of natural light by a uPVC double glazed window and uPVC French doors that open out to the rear garden and enjoy view towards the fells. The room has modern flooring, wall mounted lighting, plenty of power points, TV point and a radiator.



### Kitchen/diner

The kitchen has plenty of space for a dining room table and chair set. There is a range of wall and base units, with a complementary worktop. There is a cooker in place with an extractor above. The kitchen has a stainless steel sink and draining board with mixer tap. There is a continuation of modern flooring found in the lounge and hallway. A radiator is neatly placed below a uPVC double glazed window with a pleasant outlook to the front of the property.

### WC

Here you will find a toilet and pedestal hand wash basin with mixer tap. There is easy clean PVC panelling and a uPVC double glazed frosted window.



### First floor landing

The spacious landing has a power point, decorative coving and lots of storage. There is a large, two-door cupboard, an additional storage cupboard which houses the boiler and a third cupboard which is shelved. The landing leads to all three bedrooms and the bathroom.

### Bedroom one

The spacious double bedroom has modern laminate flooring, decorative coving and a uPVC double glazed window looking out to the front.

### Bedroom two

A second, good-sized bedroom with laminate flooring, decorative coving and a uPVC double glazed window with a pleasant outlook over greenery, with fells visible in the distance.



### Bedroom three

The third bedroom has the same modern laminate flooring as the other bedrooms. The uPVC double glazed window has an outlook across the Cumbrian countryside and towards the fells.

### Bathroom

A modern bathroom suite comprising of a bath with mixer tap, glass screen and shower above, with both handheld and monsoon showerhead. A toilet and wash basin with mixer tap, set over a two-drawer vanity which provides useful storage. There is a chrome heated towel rail, ceiling spotlights, easy clean PVC panelling and a uPVC double glazed frosted window.

### Exterior

At the rear of the property, there is a low maintenance garden with a spacious patio area which continues as a path leading to a gate. There is also an area of low maintenance gravel and at the bottom of the garden is a raised bedding area.

### TENURE

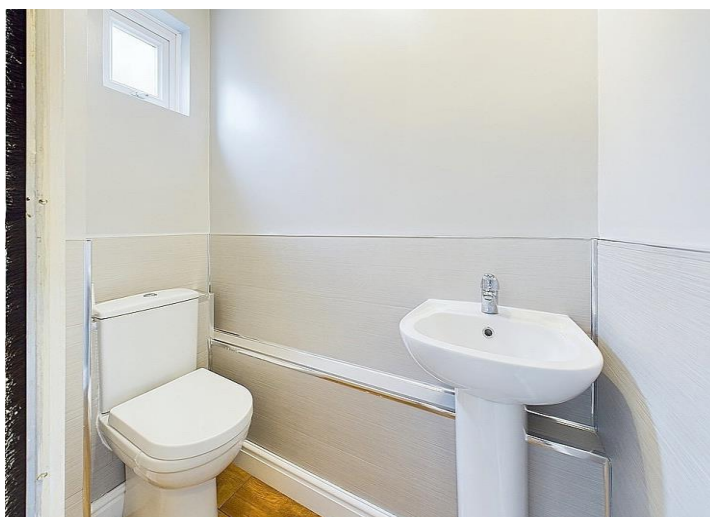
We have been informed by the vendor that the property is freehold.

### COUNCIL TAX BAND B

### EPC C

### 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

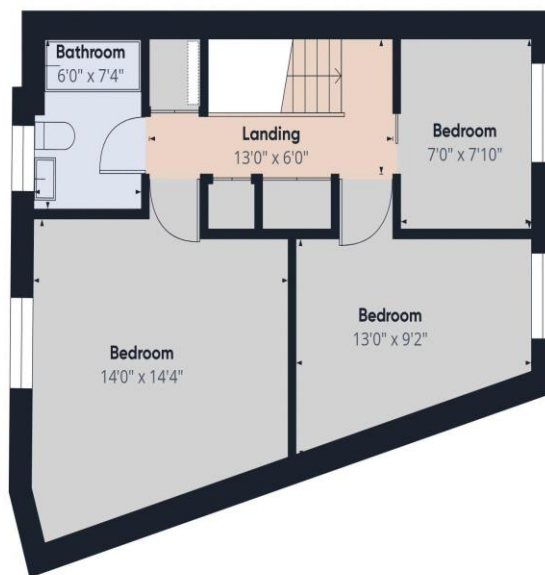
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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<sup>(1)</sup>

971.44 ft<sup>2</sup>

Reduced headroom

11.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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