



Offered for sale with no forward chain

Three bedrooms

Master ensuite

Patio doors to the garden

Ideal for first time buyers or as investment opportunity

Modern cul-de-sac

First floor family bathroom and ground floor WC

Open plan kitchen diner

Allocated parking and enclosed rear garden

Walking distance to local amenities

Offered for sale with no forward chain is this spacious semi-detached home. Whilst in need of some redecoration, the property has plenty to offer. Nestled in the bottom of a quiet cul-de-sac, with a good size low maintenance rear garden and off-road parking. Just a short walk and you will find yourself in Egremont town centre, with its wide range of amenities. There is also local schools within walking distance. The property is within a short distance to the A595, offering excellent transport links to the nearby towns of Whitehaven and Workington and is an excellent base, from which to explore the less commercialised Western lakes and fells. The property is ideal for anyone wanting to put their on stamp on a property, and would suit first time buyers, couples or perhaps a buy to let investor, as the property is within easy commute of Sellafield and West Lakes. The accommodation briefly comprises, entrance hall, spacious lounge, open plan kitchen diner with patio doors to the garden and a useful ground floor WC. To the first floor, there are three bedrooms, with the master boasting an ensuite shower room and the family bathroom is also conveniently located at the top of the stairs. Externally, to the front of the property is allocated parking, to the rear, is a pleasant low maintenance garden, with decked seating area, gravelled area and raised planters, with composite fencing and gated access. Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Entrance hall

Entered through a modern, coloured uPVC double glazed door, with frosted glass panels. The entrance hall provides access to the lounge and the ground floor WC and there are stairs to the first floor landing.

Lounge

A good size, light and airy lounge, featuring a wall mounted, pebble effect electric fire. There is a uPVC double glazed window which overlooks the front of the property, TV connections and decorative coving to the ceiling.



Kitchen diner

The open plan kitchen diner has a range of wood effect wall and base units, with complementary work surfaces and tiled splash back. There is a built-in electric oven and stainless steel gas hob, set into the worktop, with an integrated extractor hood above. A 1.5 stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window, with plumbing for a washing machine below. There is a good sized dining area with uPVC double glazed patio doors which lead out onto the rear garden, and a large, under stairs storage cupboard.



Downstairs WC

A useful downstairs WC with a push button flush toilet and a pedestal sink with mixer tap and tiled splash back. There is a uPVC double glazed window with frosted glass and also housing the electric fuse box.

First floor landing

The first floor landing has a built-in airing cupboard which houses the water tank. Provides access into three bedrooms, the family bathroom and the loft.

Master bedroom

A good size double bedroom, with a uPVC double glazed window which overlooks the front of the property and provides access into an ensuite.



Ensuite shower room

The master ensuite briefly comprises of a shower cubicle with mixer shower, a pushbutton flush toilet and a pedestal sink with mixer tap. The ensuite features contemporary part tiled walls, and extractor fan to the ceiling.

Bedroom two

The second double bedroom has a uPVC double glazed window which overlooks the rear of the property.

Bedroom three

The third bedroom has a useful built-in storage cupboard with hanging rails and a uPVC double glazed window which overlooks the front of the property.



Bathroom

The bathroom has a modern white suite, which briefly comprises of a pedestal sink with mixer tap, a pushbutton flush toilet and a bath with mixer tap. The bathroom has contemporary, part tiled walls, an extractor fan and a uPVC double glazed window with frosted glass.



Externally

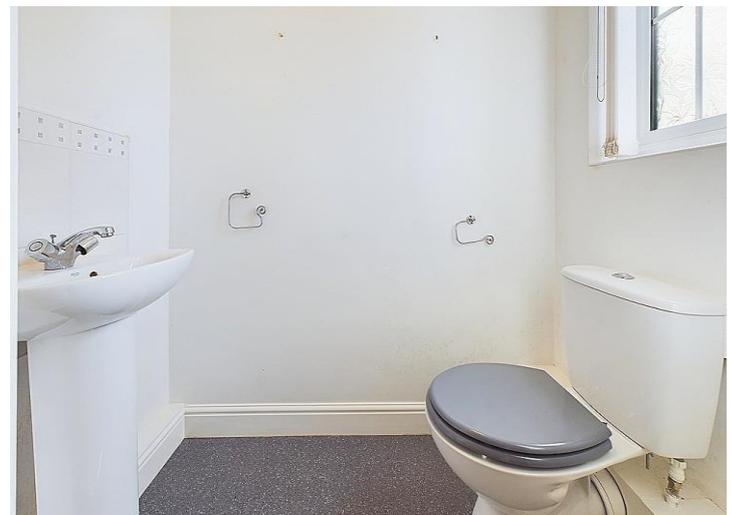
To the front of the property, there is allocated parking and a low maintenance gravelled front garden. To the rear of the property, is a pleasant, low maintenance rear garden, with decked area and gravelled area to the rear. The garden is fenced around with gated access.

TENURE

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

COUNCIL TAX BAND B

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.





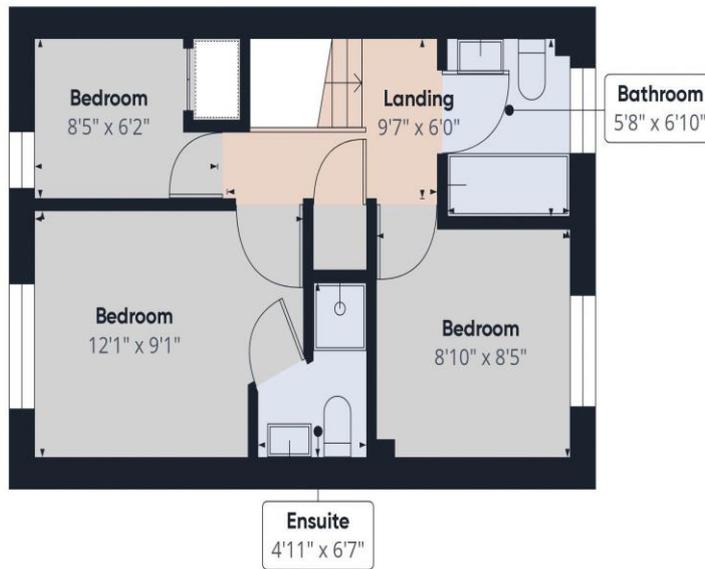
First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



Ground Floor

Approximate total area^m
734.96 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360