



Popular residential area, with lovely walks on the doorstep

Perfect for first-time buyers, couples, and families

Three good size well presented bedrooms

Walking distance to popular local schools

Useful added front porch

Stylish modern bathroom

Well presented, semi-detached home

Spacious open plan lounge diner

Positioned at the edge of a popular residential area, on the outskirts of Egremont, 54 The Willows, boasts a pleasant outlook to the front, and views towards the Cumbrian fells to the rear. The property is stylish and ready to move into, and has lots to offer, including a modern, kitchen and bathroom and a large, lounge/diner. Egremont town centre, with its amenities and schools is within walking distance. The picturesque cliff tops and St Bees beach are just a short drive away, with numerous schools including Orgill Primary School and St Benedict's Catholic Primary School, as well as the West Lakes Academy, within easy reach. The accommodation briefly comprises, entrance porch, which leads to the hallway, there is a beautifully presented, dual aspect lounge diner and a large, breakfast kitchen. To the first floor, there are three generous, well presented bedrooms and a stylish, modern bathroom. Externally, to the front of the property, there is an enclosed front garden which is fenced around with gated access, lawn, and gravelled areas. To the rear of the property, there is a good size rear garden which is fenced around with gated access.

ACCOMMODATION

Entrance porch

Entered through a modern uPVC double glazed door with frosted glass panels, the entrance porch is a lovely addition to the property. With neutral décor, two uPVC double glazed windows, tiled flooring, and a large, built-in storage cupboard. There is access through a secondary uPVC double glazed door with frosted glass with door, leading into the hallway, with frosted glass double glazed side window.

Entrance hall

Leading on from the porch, the entrance hall has modern, wood effect laminate flooring, with a wooden glazed door leading into the lounge and a wooden glazed door leads into the kitchen, with stairs to the first floor.



Breakfast kitchen

The breakfast kitchen has a range of contemporary, wall and base units, with complementary work surfaces, matching up stands and breakfast bar area. The kitchen incorporates a built-in electric oven, electric hob set into the worktop, with a stainless steel extractor hood above and tiled splash back. There is a 1.5 stainless steel sink and drainer unit, with mixer tap and plumbing for a washing machine below. There is plenty of natural light provided by the uPVC double glazed window, which looks out over the rear garden and the uPVC double glazed door with frosted glass leading out onto the rear of the property. The kitchen features wood effect vinyl flooring, and modern décor.



Lounge diner

A beautifully presented, light and airy, dual aspect lounge diner. With feature gas fire, set into a modern, hearth and surround, a uPVC double glazed window overlooking the front of the property, with a radiator below. There is a second uPVC double glazed window overlooking the rear of the property, flooding the room with natural light, with modern, wood effect laminate flooring.

First floor landing

Here you will find a large, built-in storage cupboard, with useful shelving and loft access, provides access into three bedrooms and the bathroom.



Bathroom

The stylish, modern bathroom incorporates a P-shaped shower bath, with curved glass screen and mixer shower, the controls are set into the surround. The shower has wall mounted, waterfall showerhead and additional, wall mounted handheld jet showerhead and central, mixer tap. There is a pedestal sink with waterfall tap and push button flush toilet, wall mounted, chrome towel heating radiator, stylish marble effect vinyl tiles to the walls and vinyl floor tiles. A uPVC double glazed frosted glass window provides natural light and there is panelling to the ceiling.

Master bedroom

A well presented, spacious master bedroom, with a useful, built-in storage cupboard that houses the new, Worcester combi boiler. The uPVC double glazed window looks out to open fields at the front of the property, with a radiator below and there is also useful, fitted wardrobes.

Bedroom two

A second, good size, well presented double bedroom, with modern, neutral decor, a uPVC double glazed window overlooking the rear of the property and enjoying a lovely elevated view to the side, with radiator below.

Bedroom three

The generously proportioned third bedroom, incorporates a useful, built-in storage cupboard, with modern décor, a uPVC double glazed window overlooking the front of the property with a radiator below.

Externally

To the front of the property, there is an enclosed front garden, which is fenced around, with gated access, lawn and gravelled areas. To the rear of the property, there is a good size rear garden, which is fenced around with gated access.

TENURE

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

COUNCIL TAX BAND A

EPC D



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MORTGAGES

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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.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
851.51 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.

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