



**Offered for sale with no forward chain**

**Walking distance to the beach**

**Lovely, well maintained surrounding gardens and raised patio**

**Fitted wardrobes to the second bedroom**

**Quiet picturesque area**

**Master with walk-in wardrobe and ensuite shower room**

**Spacious open plan lounge diner with plenty of natural light**

**Within easy reach of the Western lakes and fells**

This well presented two bedroom Park Home is located in a quiet residential development, set on the edge of the Cumbrian coastline. The beach is within easy walking distance and the less commercialised Western lakes and surrounding fells are just a short car journey away. The nearby town of Egremont can be reached in just a five-minute drive, where you will find the doctors, post office, café's and numerous shops and amenities. There is also an historic castle where you can enjoy a walk around the grounds. The property is in great condition and has been well maintained by the current owner. The whole property feels light and spacious, with the open plan lounge diner having panoramic windows and a beautiful fell view from the dining room. Step inside and you'll find yourself in the L-shaped hallway which has excellent storage and leads through to a lovely, open plan lounge diner. Here you will find plenty of natural light via all of the panoramic windows. The kitchen has integrated appliances and is open to a separate utility. There are two double bedrooms, with the master boasting a walk-in wardrobe and ensuite shower room. The second bedroom benefits from fitted wardrobes, providing additional storage and patio doors to the rear, making it a great versatile space. There is a good sized bathroom conveniently located by the bedrooms. Externally, the property has a good size driveway which provides off-road parking and there is a brick built garage, which provides additional parking or excellent storage. The property has a well maintained garden to either end and a raised patio. We have been informed by the vendor that the property can be sold as seen, with furniture included. Viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door, the entrance hall benefits from two useful storage cupboards, ideal for coats and shoes. There is a radiator, internal windows look into the lounge and provide additional natural light. Provides access into the bedrooms and the bathroom.

### Lounge diner

The lovely, open plan lounge diner, has wraparound uPVC windows that flood the space with natural light, making it a pleasant space to sit and relax. There is a feature fireplace with stone insert and hearth, and decorative wooden surround. The lounge benefits from wall mounted up lighters, decorative coving, three radiators and neutral décor. An archway leads into the dining area.

### Kitchen

The kitchen has a range of two tone wall and base units, with complementary work surfaces and tiled splash backs. A stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window overlooking the rear of the property with an integrated dishwasher beneath. There is a built-in double electric oven and grill with stainless steel gas hob, set into the worktop with integrated extractor hood above. The kitchen has built-in housing for a fridge freezer, a wall mounted, pull-out dining table and there is open access into the utility.

### Utility

Fitted to match the kitchen, there are wall and base units with work surface area incorporating a stainless steel sink with mixer tap and tiled splash back. There is plumbing for washing machine, and a uPVC double glazed door with frosted glass that leads out onto the rear of the property. Provides access into the hallway.

### Master bedroom

A good size master bedroom which boasts a walk-in wardrobe and ensuite. The room has neutral décor, decorative coving, a radiator, TV connections and a lovely, uPVC double glazed bay window, which provides plenty of natural light. The large walk-in wardrobe is fitted with internal shelf, hanging rails and lighting offering excellent storage.



### Master ensuite

The ensuite shower room has a walk in shower cubicle with bi-folding glass door and mixer shower, a corner sink with tiled splash back and fitted mirrors, and a pushbutton flush toilet. There is a radiator, with towel rail above, decorative coving, ceiling spotlights, an extractor, mosaic effect vinyl flooring and a uPVC double glazed window with frosted glass.

### Bedroom two

The second bedroom makes a great guest room or perhaps if there is no need for a second bedroom this would make a lovely sitting room. The room benefits from fitted wardrobes, overbed fittings, decorative coving and TV connections. uPVC double glazed patio doors open out onto a lovely, raised rear patio area there is a uPVC double glazed window, making this a lovely, light space.



### Bathroom

Conveniently located by the bedrooms, the bathroom has a bath with mixer tap, with wall mounted showerhead and glass shower screen. There is a pushbutton flush toilet and vanity unit, incorporating a hand wash basin with tiled splash back and fitted mirror above. The bathroom features a radiator, mosaic tile effect flooring, decorative coving, ceiling spotlights, an extractor and a uPVC double glazed frosted glass window.



### Externally

To the rear of the property is a good size driveway, providing off-road parking and leading to a detached garage which offers excellent storage or additional parking. To the side of the property, is a lovely, raised patio, accessed by the patio doors making it a lovely place to sit out. To the other side of the property is a beautifully maintained patio area, with a range of plants and flowers adding a splash of colour. To the front, the property looks out onto open grass with central steps up to the front door.

### TENURE

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

### COUNCIL TAX BAND A

### EPC N/A



## LOW FEES, LOCAL EXPERTISE

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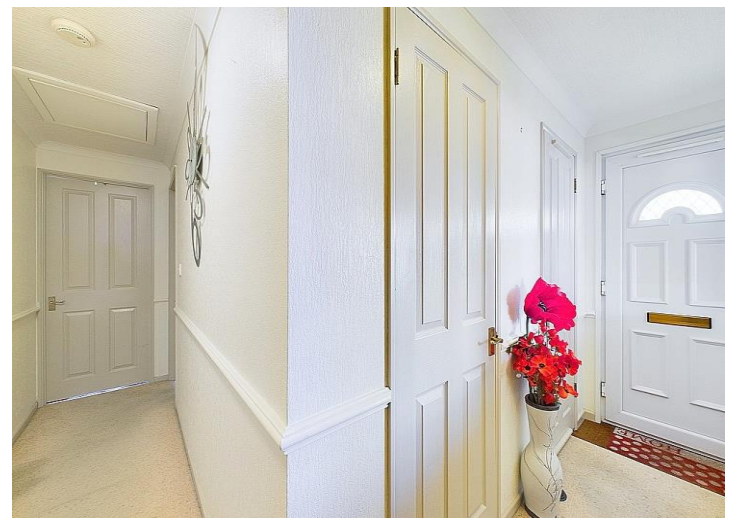
## MORTGAGES

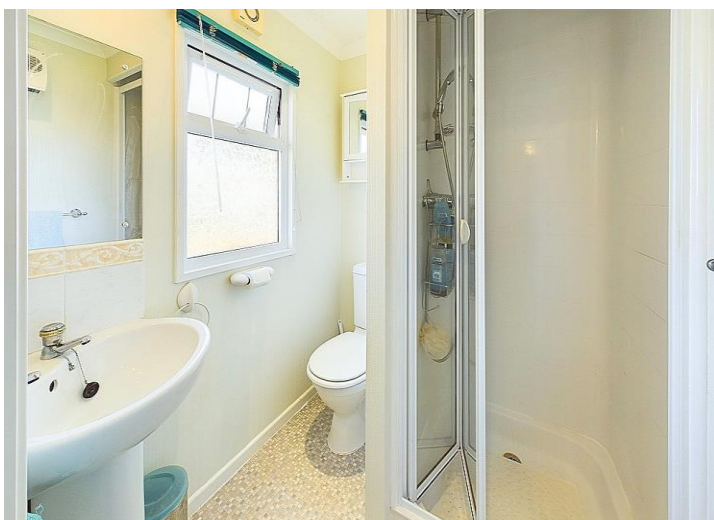
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## NOTE

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.

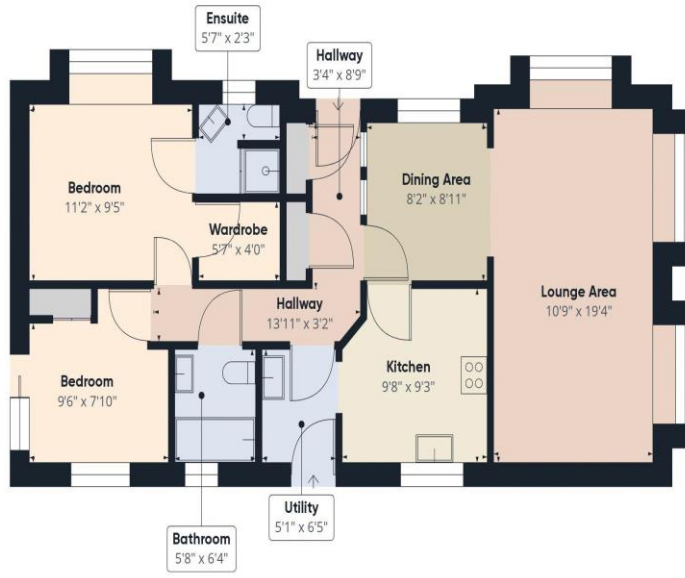




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Ground Floor Building 1

Approximate total area<sup>®</sup>  
980.81 ft<sup>2</sup>



Ground Floor Building 2

(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.

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