



Located in a quiet, popular cul-de-sac

Good size lounge with large, bay window to the front

Kitchen diner with French doors to the rear garden

Plenty of storage throughout the property

The property features a garage with integral access

Spacious, well maintained bungalow offering one level living

Property boasts a dining room and a conservatory

Three bedrooms all with fitted furniture

Beautifully maintained front and rear gardens

Driveway, providing off-road parking

Maybe you're looking to downsize, or perhaps to move into your forever home, all on one floor. This lovely bungalow could be exactly what you're looking for. The property has lots to offer, both inside and out. Situated in a quiet, cul-de-sac in a popular area of Egremont, the property would be an ideal purchase for a retired couple, or with its three bedrooms would also suit a family. For those with children, just a five minute walk and you will find yourself at Bookwell primary School, also within easy access is the town centre, with his wide range of amenities, shops and pubs. The historic Egremont castle is also just a short walk away, where lovely walks can be enjoyed. Stepping up to the property, you can't help but notice the beautifully maintained garden and the driveway, leading up to the garage, providing off-street parking. Step inside and the spacious hallway leads to a good sized lounge with bay fronted window and the dining room with patio doors to the conservatory. The conservatory has wraparound windows, with pleasant views over the garden. From here the dining room is open to the kitchen diner, where you will find French doors that lead out to patio to the rear. The hallway also leads to three bedrooms, all boasting fitted furniture. The family bathroom is conveniently located by the bedrooms. The garage can also be accessed by the dining room has and has lighting, power and a useful mezzanine level providing additional storage if required. Externally, to the rear you will find a flagstone patio area and a well-maintained lawn with mature shrubs. The lovely garden has gated access both sides and feels very private. Ideal to let children or pets play. Viewing is a must to see the potential this bungalow has to offer, so call the office today.

ACCOMMODATION

Hallway

Entered through a uPVC door with frosted glass panel, the spacious hallway has decorative coving, wall lights and a radiator. Provides access to the lounge, dining room, all three bedrooms and the family bathroom. The hallway also benefits from a large, built-in storage cupboard and pulldown loft access.

Lounge

The lounge benefits from a large uPVC double glazed, bay window with large sill below. There is a gas fire, set on a marble hearth, with matching insert and decorative surround. The lounge has decorative coving, dado rail and a large radiator.

Dining room

The dining room is flooded with natural light from the uPVC double glazed patio doors that lead into the conservatory. There is decorative coving, dado rail and a central ceiling rose. An arch opens up to the kitchen.

Conservatory

A lovely addition to the property, the dwarf wall conservatory has wraparound uPVC double glazed windows that look out over the rear garden. There is a radiator, decorative wall lights and tiled flooring. Patio doors lead out onto the rear garden.

Kitchen diner

The good sized kitchen diner has a range of wood wall and base units, with contrasting work surfaces and tiled splash backs. A 1.5 composite sink is set below a uPVC double glazed window that overlooks the rear garden. The kitchen benefits from an integrated oven, with matching gas burning hob above and an integrated extractor fan. There is an undercounter, integrated fridge, wine rack, a radiator and a breakfast bar with pelmet lighting above. To the dining area, there is a full wall of base units, that match the kitchen, with glass display units above. There is a radiator and patio doors which lead out to the rear garden. The whole space has decorative coving, and tile flooring.



Bedroom one

Located at the rear of the property, the spacious bedroom has decorative coving, dado rail and a range of fitted furniture. A uPVC double glazed window looks out over the garden, with a radiator below.

Bedroom two

The second bedroom also has a range of fitted furniture. There is decorative coving, dado rail and a uPVC double glazed window overlooking the front garden, with a radiator below.

Bedroom three

Like the other two rooms, the third bedroom also has a range of fitted furniture, dado rail and decorative coving. The uPVC double glazed window looks out over the garden, with a radiator below. This room would make an ideal home office, if a third bedroom was not required.

Family bathroom

The bathroom has a three piece suite, comprising of a bath with wooden panel, mixer tap and shower attachment. There is a pedestal sink with mixer tap and a toilet. The bathroom benefits from part tiled walls, tile effect flooring, a radiator, ceiling spotlights and decorative wall light. The uPVC frosted glass window allows in additional light.

Garage

The spacious garage has plumbing for a washing machine and the current vendor has used the space to house a freestanding fridge freezer. There is a window overlooking the side of the property and a mezzanine level, perfect for extra storage, you will find the combi boiler on this level. The garage has plenty of power points, lighting and an electric up and over door.



Exterior

On approaching the property, you will notice the drive leading up to the garage. Providing off-road parking. There is a beautifully maintained front garden, with lawn and mature shrubs and trees to the borders. To either side, there is gated access leading around to the rear garden. Here you will find a large patio area, which can be accessed from the French doors in the dining room or the conservatory doors. There is a well-maintained lawn, with mature shrubs to the borders making it feel very private. The delightful garden is a lovely place to sit out and enjoy the sunshine, or perhaps entertain family and friends. The also garden benefits from a shed.

TENURE

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

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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.







Approximate total area^m
1086.62 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.

Calculations are based on RICS IPMS 3C standard.

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