



**Offered for sale with no forward chain**

**Set over four floors, tremendous amount of space and versatility**

**Brand new stylish kitchen with integrated appliances**

**Three double bedrooms, with the master boasting a large storage cupboard**

**Substantial double garage providing off-road parking**

**Completely transformed throughout and ready to move into**

**Spacious, beautifully presented dual aspect lounge**

**Modern, contemporary bathroom**

**Cellar room and outbuilding providing plenty of storage**

**Large rear garden, with patio area**

Offered for sale with no forward chain, is this deceptively spacious, traditional, terraced home, with stunning views to be enjoyed from the windows to the rear. The property has recently undergone quite the transformation and is ready for new owners to call it home, with a brand new kitchen, bathroom and new flooring throughout, you would simply need to unpack and put your feet up. The property is located on a popular residential street, only a short walk to Egremont town centre, which has a range of local amenities available. The nearby town of Whitehaven is within easy reach and there are good transport links to Sellafield, the coast and the western lakes.

To the front the property is set back from the road by a good sized patio area, with gated access. Step inside and you get the first glimpse of the style and finishing touches you will find throughout. The spacious lounge diner has dual aspect windows flooding it with natural light. From here there is access into the stylish kitchen, with brand new integrated appliances. The property also benefits from a sunroom/utility room and the modern, contemporary bathroom suite is located off the kitchen. To the first floor, there are two good sized and well presented double bedrooms. To the second floor, the stylish panelled staircase leads up to the second floor where you will find the master bedroom with a large, uPVC double glazed window enjoying a fantastic countryside view and providing excellent natural light.

Externally, to the rear of the property, you will find a private yard with useful outbuilding and across the lane there is a substantial double garage and a large private rear garden, with mature trees to the border and a good size lawn. To view this stunning property and the versatility and space it offers, please call the office to arrange a viewing.

## ACCOMMODATION

### Lounge

Entered through a uPVC door with patterned glass panels, the spacious lounge diner benefits from neutral décor, new carpets, a radiator and two uPVC double glazed windows either end of the room. One overlooking the front of the property and the other, has frosted glass and looks into the utility room. There are two rows of ceiling spotlights, providing plenty of illumination, open stairs to the first floor, a door to the lower level and a door to the kitchen.



### Kitchen

The brand new stylish kitchen has a range of grey base units with contrasting wood effect work surfaces and matching upstands. The kitchen benefits from an integrated dishwasher, a stainless steel oven and a black glass hob set into the worktops. A stainless steel sink with mixer tap is set beneath an open window space, looking into the utility room and providing plenty of natural light. There is herringbone, wood effect flooring, ceiling spotlights. Provides access into the bathroom and there is open access to the utility room. The kitchen houses the combi boiler discreetly in one of the cupboards.



### Utility room

The utility room has plenty of natural light, with a large, uPVC window to the side of the property and a frosted glass one looking back into the lounge diner. There is herringbone, wood effect flooring, and space and plumbing to house a washing machine. A uPVC door with frosted glass panel and matching side panel leads out to the rear.

### Bathroom

The contemporary bathroom suite has a large, P-shaped bath with curved glass screen, mixer tap and shower above. There is a white, high-gloss vanity unit incorporating a hand wash basin and concealed cistern toilet. The bathroom has a chrome, towel heating radiator, herringbone, wood effect flooring, an extractor fan and a uPVC frosted glass window provided plenty of natural light.

### First floor landing

Here you will find plenty of natural light, from the uPVC window to the half landing, with a pleasant view across countryside. The landing has a stylish, panelled wall, ceiling spotlights, a radiator and provides access to two bedrooms, with stairs to the second floor.

### Bedroom two

The second bedroom is tastefully decorated, and benefits from a radiator and a uPVC double glazed window overlooking the rear of the property.





### Bedroom three

The second bedroom is located at the front of the property and has a radiator, a uPVC double glazed window overlooking the front and tasteful, neutral décor.

### Second floor landing

As you head up the stairs to the second floor you, there is stylish panelling to the staircase and panelling to the ceiling with spotlights in between, creating a lovely feature. Provides access to the master bedroom.

### Master bedroom

The spacious double bedroom is located at the rear of the property and benefits from a large, uPVC double glazed window overlooking the rear, with beautiful countryside views visible in the distance. There is a large radiator providing plenty of warmth and a large, useful, under eaves storage cupboard with lighting.

### Lower level

The property benefits from a versatile cellar room that could make an ideal home office or playroom with a little work.

### Outbuilding

From the yard there is access to an outbuilding located under the bathroom, providing additional storage. Perfect for all those bulky gardening tools.

### Garage

To the rear you will find a substantial, double garage, with an up and over door and a window to the rear.

### Exterior

To the front, the property is set back from the road by a low wall with gated access. This area to the will be perfect for pots and plants, to add a splash of colour. To the rear, from the uPVC door in the utility, steps lead down to a walled yard area with gated access to the lane. Across the lane there is gated access to the side of the garage to a good sized garden. The garden benefits from a patio area and a large area of lawn, with gravelled path down one side and mature trees to the rear.

### TENURE

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

### COUNCIL TAX BAND A

### EPC TBC



## LOW FEES, LOCAL EXPERTISE

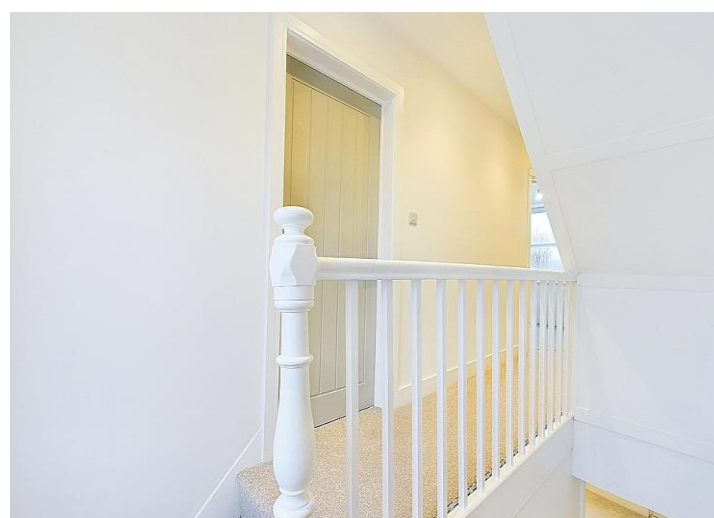
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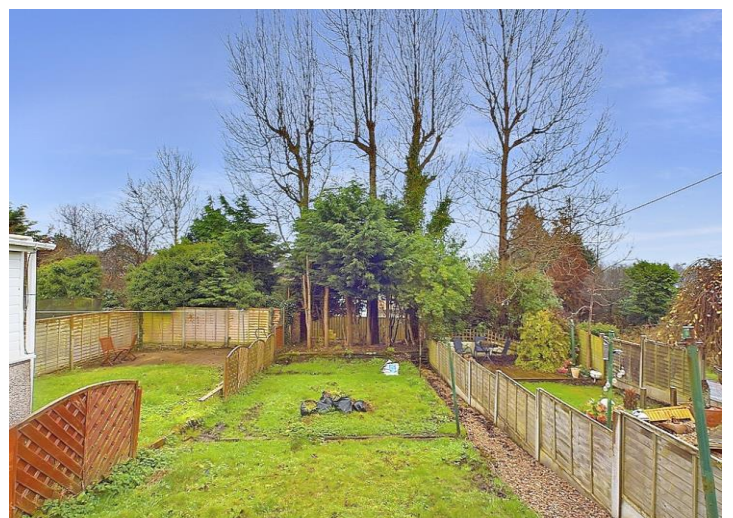
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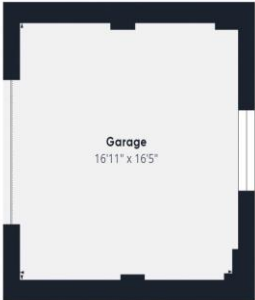
## NOTE

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.







 <p>Floor -1 Building 1</p>	 <p>Ground Floor Building 1</p>	 <p>Approximate total area<sup>®</sup> 1516.42 ft<sup>2</sup> Reduced headroom 76.18 ft<sup>2</sup></p>
 <p>Floor 1 Building 1</p>	 <p>Floor 2 Building 1</p>	
 <p>Ground Floor Building 2</p>		

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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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