



**Deceptively spacious both inside and out, perfect for a couple or family**

**Boasts a beautiful, fitted kitchen with integrated appliances**

**Three, well presented double bedrooms**

**Enjoys countryside views**

**Pleasant, low maintenance garden**

**Lovely open plan lounge/diner**

**Benefits from a separate utility**

**Beautiful bathroom and stylish ensuite shower room**

**Boasts a double garage with adjoining garden**

**Short walk to Egremont town centre with its wide range of shops and amenities**



Welcome to this charming 3 bedroom house that is set to steal your heart. As soon as you step inside, you'll be amazed at how deceptively spacious it is, offering ample room inside for a couple or a family without sacrificing comfort and cosiness.

The open plan lounge/diner is a real showstopper, providing a versatile space to relax, entertain, and make memories. Imagine cosy movie nights and laughter-filled dinner parties in this delightful area.

The kitchen is a true gem, boasting a stunning design with fitted appliances and a convenient breakfast bar for casual meals on the go. Cooking and socialising has never been easier. Plus, with a separate utility room, you can keep the main kitchen space clutter-free and organised.

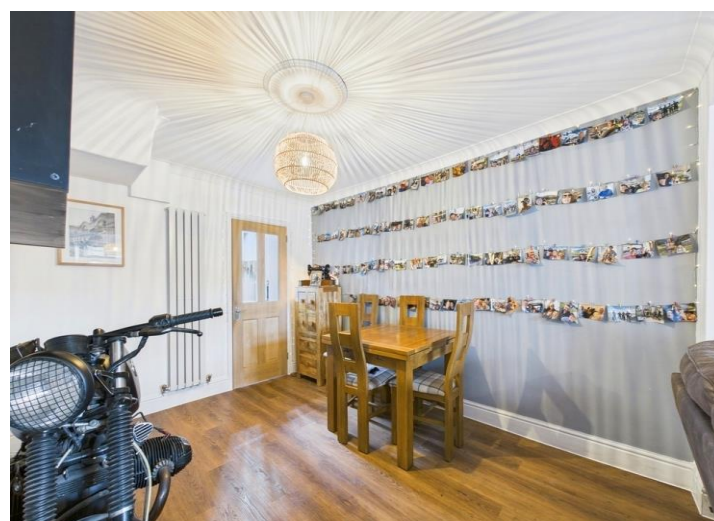
Upstairs, you'll find three well-presented double bedrooms that offer comfortable retreats after a long day. One of the bedrooms even enjoys fantastic views, making waking up in the morning a delight. The stylish four-piece bathroom suite is sure to impress, offering a luxurious space to unwind and pamper yourself. And let's not forget the ensuite shower room, adding a touch of convenience and luxury to one of the bedrooms.

The property boasts lovely countryside views, providing a sense of tranquillity and natural beauty right at your doorstep. Imagine enjoying your morning coffee while taking in the picturesque surroundings.

If you're a car enthusiast or simply need extra storage space, you'll appreciate the double garage that comes with the property. There's ample room for your vehicles, tools, and equipment, giving you that extra peace of mind.

For those who enjoy some quiet time with a good book or pursuing a hobby, the conservatory, located at the rear of the garage doubles as an ideal hobby room, flooded with natural light and offering a peaceful retreat within your home. And the low-maintenance garden is perfect for those who want to enjoy the benefits of outdoor space without the hassle of high maintenance.

Location-wise, this property is a gem. You're just a short walk away from Egremont town centre, where you'll find a wide range of shops, amenities, schools, and the historic castle. Everything you need is within reach, making daily life a breeze. In conclusion, this property is a true hidden treasure, offering a blend of comfort, style, and convenience in a fantastic location. Don't miss out on the opportunity to make this house your home sweet home. Schedule a viewing today and see for yourself the endless possibilities that this property has to offer. Welcome home!





**SELLING WITH FIRST CHOICE MOVE**

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.



**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 remortgaging 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 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. early repayment charge to your existing lender if you re-mortgage There may be a fee for mortgage



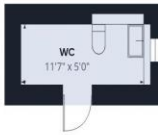












Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>®</sup>

1521.37 ft<sup>2</sup>

Reduced headroom

11.27 ft<sup>2</sup>



Floor 2 Building 1



Floor 3 Building 1

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor Building 2

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