



**Offered for sale with no forward chain**

**Ideal for anyone looking to downsize**

**Walking distance to local  
amenities**

**Two well-presented bedrooms**

**Lovely views of St. Bees's Head**

**Beautifully presented semi detached bungalow**

**Convenient popular location**

**Front and rear gardens with storage shed and brick  
built shed**

**Stylish modern shower room**

**Easy access to the town centre**

Nestled in a popular residential area, this charming two-bedroom bungalow is the epitome of a downsizers' dream. From the moment you step inside the front porch, you're greeted by a flood of natural light streaming into the lounge through the bay window, offering picturesque views of St. Bee's head. The lounge boasts a cosy feature fireplace and elegant decor that adds a touch of warmth to the space. Moving further into the property, a contemporary kitchen awaits. The two well-appointed bedrooms are well presented with their neutral modern decor, providing a peaceful sanctuary for relaxation. The stylish modern shower room is features a walk-in shower cubicle, high gloss vanity, and a concealed cistern toilet for a touch of sophistication.

Stepping outside, the front of the property presents a well-maintained lawn enclosed by a charming wall with gated access, offering the perfect space for enjoying a cup of tea with a view. And let's not forget the rear garden, a hidden gem waiting to be discovered by the green-thumbed enthusiast. With its planted borders, central lawn, this garden is a paradise for those who have a passion for gardening or simply wish to relax in the garden. Additionally, a brick-built shed and an extra storage shed provide ample space for storing gardening tools or any additional belongings.

Located in a popular residential area with a local convenience store and a garage just a short stroll away, as well as easy access to the town centre via a regular bus service or a quick drive, this bungalow is the perfect blend of comfort and convenience. Embrace the tranquillity that awaits in this delightful property and make it your own slice of paradise in the heart of a bustling community.



## ACCOMMODATION

### 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.

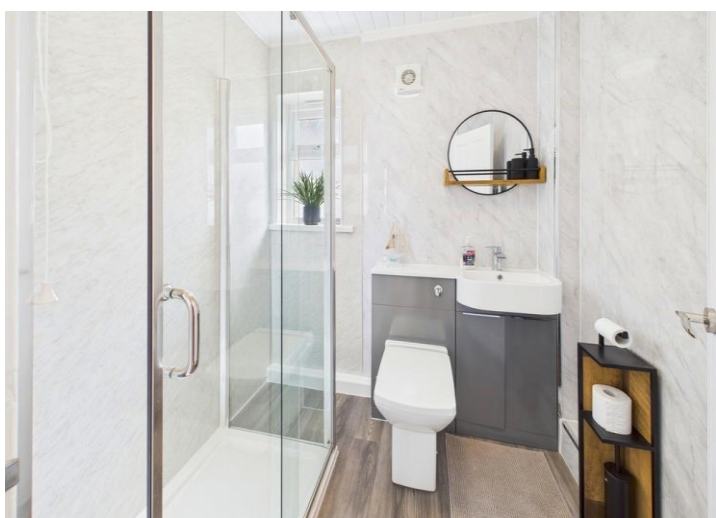
### MORTGAGES

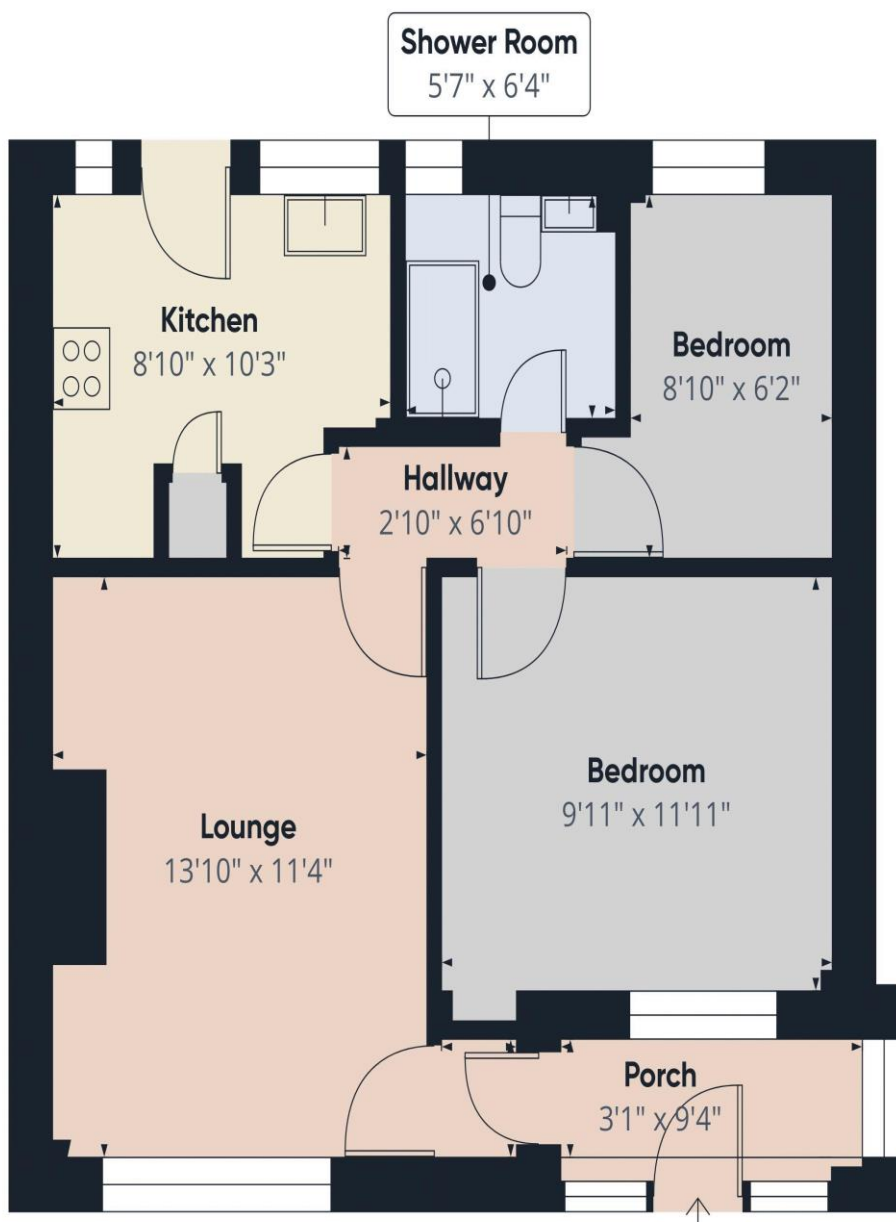
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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 early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage 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.







Approximate total area<sup>(1)</sup>  
514.41 ft<sup>2</sup>

(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 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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