



Offered for sale with no forward chain

Ideal for first time buyers or investors

Lovely fell views from the rear bedroom

Larger than average low maintenance rear yard

Well presented traditional terrace home

Convenient location walking distance to the town centre

Contemporary modern kitchen

Modern first floor bathroom

Offered for sale with no forward chain, this lovely traditional terraced home has plenty to offer. The property is well presented throughout, boasting a modern bathroom and kitchen, making it an ideal purchase for a first-time buyer seeking excellent value for money.

Alternatively, the property may also appeal to a buy-to-let investor looking for a property ready to let. Conveniently situated just a short stroll from the town centre and in close proximity to the health centre, this home offers both convenience and comfort. Additionally, neighbouring Whitehaven is within easy reach, providing a wide array of amenities to cater to all needs. The rear bedroom offers stunning fell views, providing a tranquil setting to unwind after a long day.

The ground floor welcomes you with a well-presented lounge that seamlessly flows into a contemporary modern kitchen, featuring cream units and contrasting worktops, as well as a built-in oven and hob. Moving to the first floor, you will find two light and airy bedrooms, with the rear bedroom offering a delightful fell view.

The modern bathroom is conveniently located between the bedrooms, enhancing the practicality of the layout.

Externally, the property boasts a larger than average low-maintenance rear yard, offering a private retreat with gated access, perfect for summer gatherings or simply enjoying some fresh air.

Whether you're looking for a cosy home to settle into or a promising investment opportunity, this property ticks all the boxes, combining comfort, style, and practicality. Book your viewing today and take the first step towards making this wonderful property your new 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.

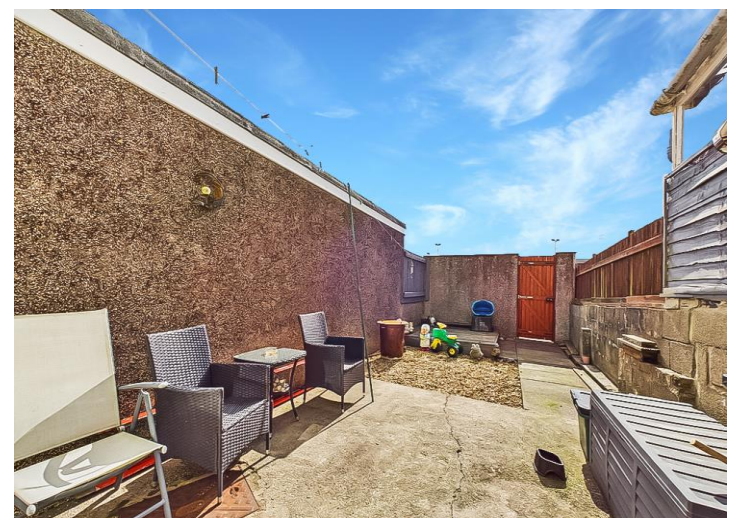
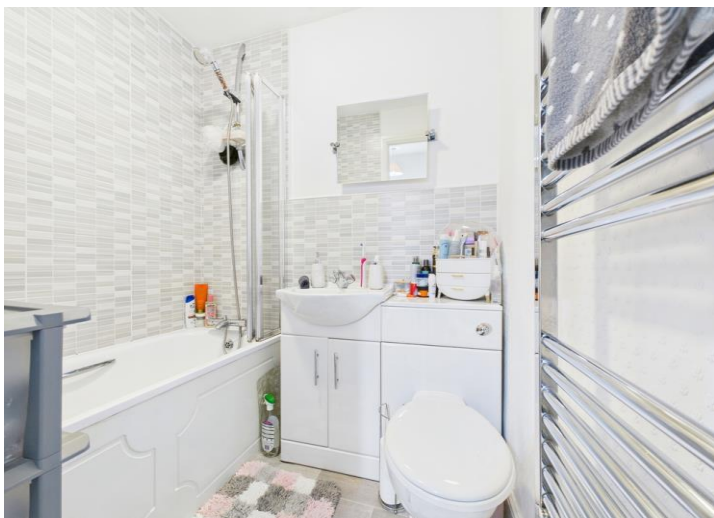
MORTGAGES

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NOTE

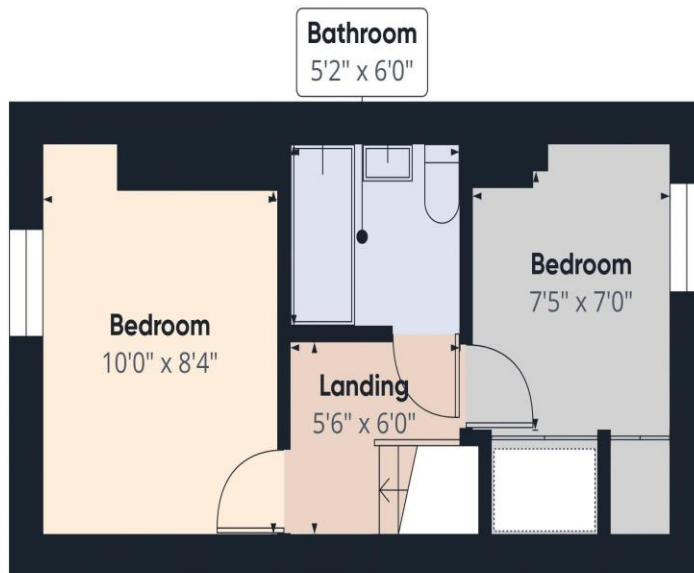
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







Ground Floor



Floor 1

Approximate total area[®]
450.69 ft²

Reduced headroom
12.94 ft²

(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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