



Offered for sale with no forward chain

Two good size bedrooms

First floor bathroom

Easy access to the western lakes and fells

Spacious lounge

Convenient town centre location

Ideal investment oppourtunity

Large gated rear yard

Offered for sale with no forward chain is this traditional end terrace property, perfectly poised at the end of a quiet residential street on the edge of the town centre. This home boasts a spacious lounge complete with a feature gas fire, ideal for cosy nights in.

As you move to the rear of the ground floor, you'll find the kitchen, which although in need of a little TLC, offers a built-in oven with microwave oven above, and a black glass hob for culinary adventures. Upstairs, two good-sized bedrooms await along with a conveniently located bathroom at the top of the stairs, ensuring practical living arrangements.

One of the standout features of this property is the larger rear yard, that sets it apart from others in the area. The gated access adds a sense of security, making it an ideal spot for relaxing in the sun or hosting al fresco gatherings.

For savvy investors, this property presents an exciting opportunity with a potential 10% rental yield, making it a promising addition to any portfolio. Although it requires some refurbishment, the potential of this home is undeniable, and viewing is highly recommended to fully appreciate all it has to offer.

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

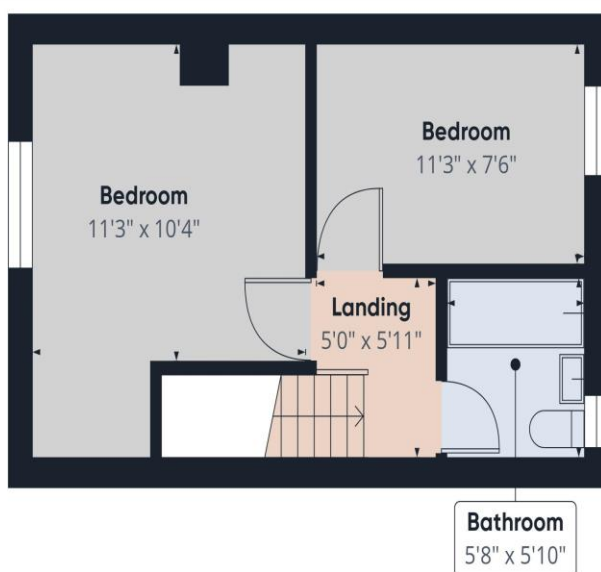
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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







Ground Floor



Floor 1

Approximate total area^m

581 ft²

Reduced headroom

13 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 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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