



**Parking for two cars**

**Generously sized kitchen**

**Two well presented bedrooms**

**Exposed sandstone wall and chimney breast**

**Modern bathroom suite**

**Short walk to town and schools**



Offered for sale with no forward chain is this two bedroomed traditional terraced home which has a charming cottage feel. The property is just a stone's throw from the popular Bookwell primary school and just a few minutes walk into Egremont town centre with its wide range of shops and local amenities. The property also boasts views towards Egremont Castle from the rear. The property will suit first-time buyers, couples or perhaps someone looking to downsize. There is a well presented lounge with exposed sandstone wall and chimney breast and interior double doors opening up to the fitted kitchen. There is a modern bathroom, housing the boiler which was replaced in 2019. To the first floor there are two well presented bedrooms. Externally the property benefits from a low maintenance garden and also boasts off-street parking for two cars. Internal viewing is highly recommended.



## ACCOMMODATION

### Lounge 18' 9" x 11' 7" (5.71m x 3.53m)

This well presented room has lots of character including an exposed sandstone chimney breast and exposed sandstone wall. The room is entered through a uPVC door with decorative frosted glass and has lots of light via the two uPVC double glazed windows. There is a coal effect gas fire with a marble hearth, matching inset set on the exposed stonework of the chimney. Phone point, TV point and satellite point. There is a double panelled radiator and provides access to the kitchen via interior double doors and there are the stairs to the first floor landing.



### Kitchen 15' 9" x 8' 0" (4.80m x 2.44m)

This fitted kitchen incorporates a range of white wall and base units with a complementary worktop. Built-in electric oven, separate electric hob with a tiled splashback and stainless steel extractor canopy above. A stainless steel sink with drainer board and mixer tap is set below a uPVC double glazed window which looks out over the rear garden. There is laminate flooring and a double panelled radiator. Opens to a rear hall area.



### Rear Hall 5' 0" x 2' 7" (1.52m x 0.79m)

Continuation of the laminate flooring and leads to the bathroom whilst a uPVC door leads out to the garden.

### Bathroom 7' 9" x 7' 10" (2.36m x 2.39m)

The bathroom comprises of a P-shaped bath with matching curved glass screen, mixer tap and shower above with both monsoon and handheld shower heads. Pedestal wash basin with mixer tap, WC, fully tiled walls, double panel radiator and a uPVC double glazed frosted window.

### First floor landing

The landing leads to both bedrooms.

### Master bedroom 11' 3" x 9' 6" (3.43m x 2.89m)

This well presented double bedroom boasts a four door fitted wardrobe, single panel radiator and a uPVC double glazed window with window seat below.

### Bedroom two 8' 6" x 8' 4" (2.59m x 2.54m)

A well presented second bedroom with a single panel radiator, built-in cupboard and a uPVC double glazed window.



### Exterior

To the rear the property benefits from a low maintenance garden which is walled around lightly with the attractive sandstone wall. There is gated access leading on to the off-street parking for two cars.

## TENURE:

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

## LOW FEES, LOCAL EXPERTISE

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## 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.





