



Well presented three bedroom home

Modern breakfast kitchen

Modern downstairs shower room and upstairs toilet

Good front and rear gardens

Close to local schools and amenities

Popular residential area



Well presented, semi detached home located in a quiet, residential area of Egremont. Tastefully decorated throughout, the property would make an ideal purchase for first time buyers, couples or perhaps a family. Bookwell School, West Lakes Academy and town centre are all within easy walking distance. Accommodation comprises briefly of: hallway, lounge, modern dining/kitchen, modern shower room and rear hall with large walk-in storage cupboard and downstairs cloakroom/ WC. To the first floor there are three good sized double bedrooms and a useful upstairs cloakroom/ WC. Externally the property boasts a spacious well maintained block-paved rear garden, with raised border and artificial grass. To the front of the property is a lovely gravelled garden area with raised flower beds to the centre which is fenced around with gated access. Internal viewing is recommended.

ACCOMMODATION

Entrance hall

Entered through a modern uPVC double glazed door with frosted glass panel. Double paneled radiator, provides access to the first floor via the stairs and door into the lounge.

Lounge 13' 5" x 10' 11" (4.09m x 3.32m)

Well presented light and airy dual aspect lounge. Built-in storage cupboards, and lovely modern, marble effect electric fire suite, and decorative coving to the ceiling. uPVC double glazed windows to the front and rear and two single paneled radiators. Provides access into the kitchen.



Kitchen/Diner 11' 11" x 6' 7" (3.63m x 2.01m)

With a range of wood effect wall and base units with complementary marble effect worktops and breakfast bar. Space for freestanding oven with extractor hood integrated above. Plumbing for washing machine and stainless steel sink and drainer. uPVC double glazed window over a single paneled radiator; the kitchen also benefits from a large walk-in pantry. Provides access into the downstairs shower room.



Shower room 5' 6" x 5' 6" (1.68m x 1.68m)

Modern shower room with large double walk-in shower cubicle with electric shower and PVC paneled splashback and pedestal wash basin. Double paneled radiator, uPVC double glazed frosted glass window and large storage cupboard housing the combi boiler.

Rear hall

Spacious rear hall with uPVC double glazed frosted glass door, leading out onto the rear of the property and laminate flooring. Provides access into the downstairs toilet, and large storage cupboard with space for tumble dryer.

Downstairs toilet 5' 8" x 2' 9" (1.73m x 0.84m)

Useful separate WC with uPVC double glazed frosted glass window.

First floor landing

With uPVC double glazed window and loft access. Provides access into three bedrooms and the upstairs WC.

Bedroom three 9' 8" x 9' 7" (2.94m x 2.92m)

Well presented double bedroom with single paneled radiator and uPVC double glazed window.

Bedroom two 8' 11" x 8' 7" (2.72m x 2.61m)

Double bedroom with single paneled radiator and uPVC double glazed window looking out over the rear garden.



Upstairs toilet 5' 6" x 3' 7" (1.68m x 1.09m)

Useful upstairs WC with rectangular wash basin with mixer tap and built-in cupboard below, with tiled splashback; WC and uPVC double glazed frosted glass window.

Master bedroom 14' 2" x 11' 10" (4.31m x 3.60m)

Spacious, well presented master bedroom with uPVC double glazed windows to both the front and rear of the property, two single paneled radiators and built-in storage cupboard.

Externally

To the front of the property is a lovely gravelled garden area with raised flower beds to the centre, the garden is fenced around with gated access. To the rear of the property is a beautifully maintained spacious rear garden with block paved borders and gravel areas with artificial grass area to the centre and raised gravelled beds to the side.

TENURE:

We have been informed by the vendor the property is freehold

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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.



