



13 New Road, Thornhill, Egremont, CA22 2SA

Guide Price £130,000

PFK



# 13 New Road

## The Property:

Offered for sale in excellent condition throughout and with no chain, this beautifully presented three bedroom semi detached home is ready for its next owners to simply move straight in. Perfectly suited to first time buyers or young families, the property offers spacious and well planned accommodation comprising an inviting entrance hallway, a generous lounge diner with patio doors opening onto the rear garden, a contemporary breakfast kitchen, separate utility room, rear porch and convenient ground floor WC. Upstairs, there are three well proportioned bedrooms, all benefiting from built in wardrobes to maximise storage, along with a modern family shower room.

Situated in the ever popular Thornhill area, on the edge of Egremont, the property enjoys a fantastic location within easy reach of Sellafield, making it ideal for commuters, whilst also being close to Egremont town centre, highly regarded primary and secondary schools, and a range of local amenities. With low maintenance gardens and the potential to create offroad parking, this is a home that offers both immediate comfort and future potential. Properties in this sought after area consistently attract strong levels of interest, so early viewing is highly recommended.







## 13 New Road

### Location & Directions:

Thornhill is a small hamlet positioned on the edge of Egremont, residents enjoy easy access to Egremont town centre, a choice of primary and secondary schools, everyday amenities and excellent transport links. The property is also ideally placed for those working at Sellafield, making it a popular choice for commuters and families alike.

### Directions

The property can be located using either CA22 2SA or W3W///brew.embers.remarks

- 3 bed semi detached home
- Sought after Thornhill location on edge of Egremont
- Well presented & ready to move straight into
- No onward chain
- Ideal starter or family home
- Tenure: Freehold
- Council Tax: Band A
- EPC rating D



## ACCOMMODATION

### Entrance Hallway

### Lounge/Diner

21' 5" x 12' 2" (6.53m x 3.72m)

### Kitchen

14' 11" x 9' 2" (4.54m x 2.80m)

### Utility Room

5' 9" x 4' 11" (1.74m x 1.51m)

### Rear Porch

4' 10" x 2' 11" (1.48m x 0.90m)

### WC

5' 0" x 2' 6" (1.52m x 0.77m)

## FIRST FLOOR LANDING

### Bedroom 1

9' 0" x 8' 6" (2.74m x 2.58m)

### Bedroom 2

12' 2" x 7' 5" (3.71m x 2.26m)

### Bedroom 3

8' 6" x 7' 10" (2.60m x 2.39m)

### Family Bathroom

7' 6" x 5' 4" (2.29m x 1.63m)





## EXTERNALLY

### Garden

The property enjoys attractive, low maintenance gardens to both the front and rear. The enclosed rear garden has been thoughtfully designed to provide an excellent outdoor space, featuring a generous paved patio ideal for entertaining, gravelled seating areas, an attractive rockery and colourful floral planting, creating an enjoyable space to relax with minimal upkeep.

### On street

1 Parking Space

The property currently benefits from onstreet parking only. However, there is excellent scope to create an offroad parking space to the front, subject to the necessary permissions being obtained.









Floor 0

Approximate total area<sup>(1)</sup>

848 ft<sup>2</sup>

78.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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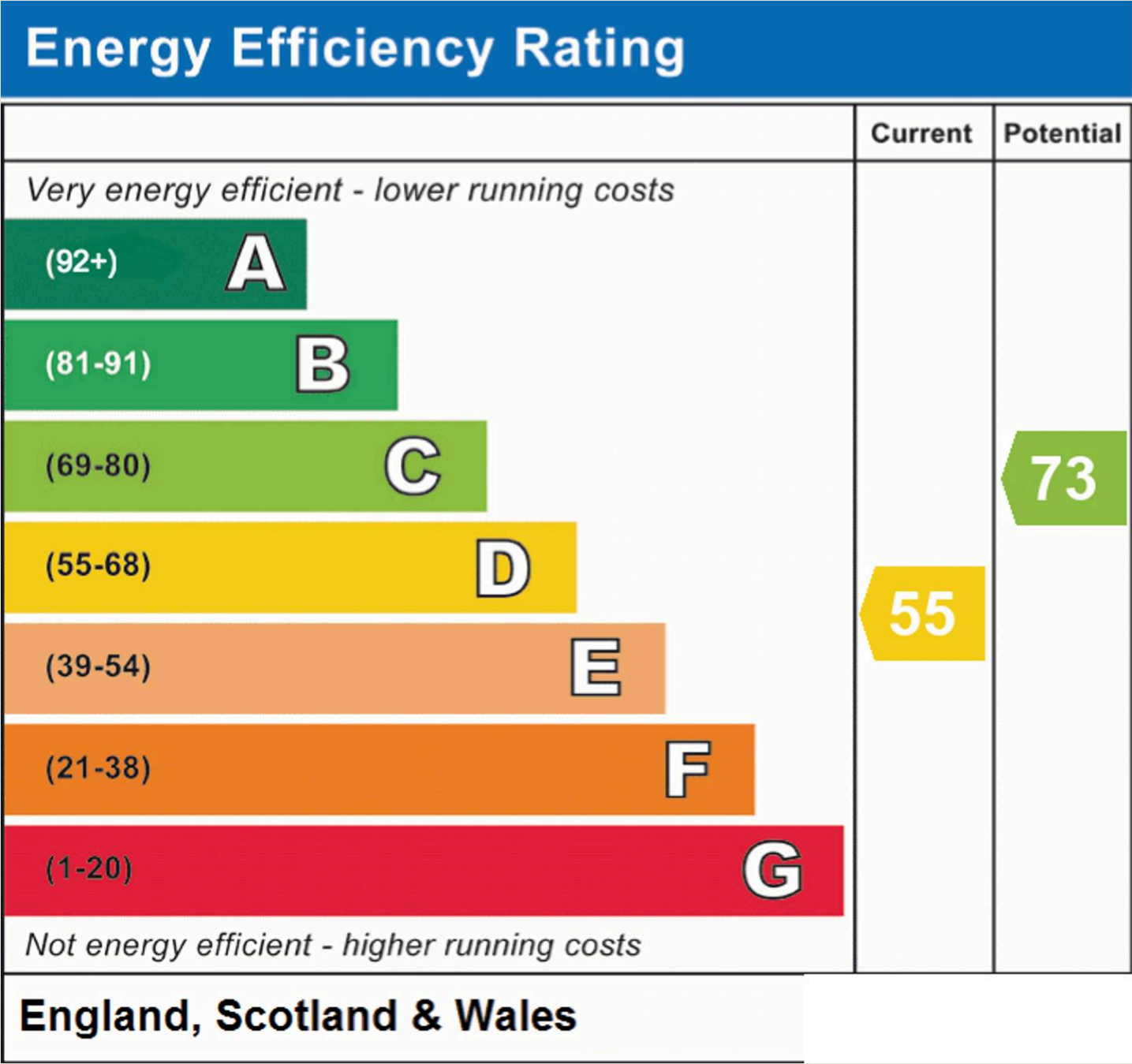
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Electric radiators and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

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