



6 Goldsmith Road, Egremont, CA22 2HL

Guide Price £180,000

PFK

6 Goldsmith Road

The Property:

There are homes that have been updated, and then there are homes where you genuinely struggle to find something that hasn't been done. No. 6 Goldsmith Road is very much the latter – a truly impressive, top-to-bottom renovation that delivers a real 'wow' factor from the moment you arrive. The current owners have spared no expense, with a new roof, windows, heating system, driveway, K-rendering, rear patio, kitchen, bathroom and reconfigured first floor layout. The attention to detail continues throughout, with new plasterwork, doors, windowsills, flooring, carpets and décor. You name it, it's been done.

Presented in a beautifully neutral and immaculate style, the accommodation comprises an entrance porch leading to an impressive kitchen/diner, with an excellent range of storage and integrated appliances including oven, microwave, hob, fridge/freezer, washing machine, dryer and instant hot water tap. There is also a useful storage cupboard, tiled flooring and access to the rear porch with downstairs WC.

The front-to-back lounge has patio doors opening onto the rear garden, while upstairs offers three excellent double bedrooms. The former fourth bedroom has been cleverly transformed into a dressing suite, with extensive fitted storage and access to the superb four piece bathroom.



6 Goldsmith Road

The property continued....

Outside, the newly fenced rear garden has been landscaped with a combination of stone paving and decking, creating an attractive and low maintenance outdoor space. The property also benefits from a front driveway, together with additional allocated parking to the rear within the courtyard.

A genuine turnkey property, beautifully finished throughout and with all the major works already completed. We expect this one to prove extremely popular.

- Fully renovated top to bottom
- 3/4 bedrooms
- Impressive kitchen/diner
- Neutral decor throughout
- Offroad parking
- Truly turnkey condition
- EPC rating: TBC – the current certificate predates the extensive renovation works carried out by the current owners.
- Council Tax: Band A
- Tenure: Freehold





6 Goldsmith Road

Location & Directions:

Egremont is a popular west Cumbrian town offering a good range of everyday amenities, local shops, schools, cafés and recreational facilities. Ideally positioned for access to the Lake District, St Bees coastline, Whitehaven and Workington, the town is also conveniently located for major local employers including Sellafield. With excellent access to both countryside and coast, Egremont offers a convenient and well connected place to live.

Directions

The property can easily be found on Goldsmith Road using postcode CA22 2HL and it is No6.



ACCOMMODATION

Entrance Porch

3' 2" x 7' 6" (0.96m x 2.28m)

The entrance porch is accessed via a UPVC door, while the front windows feature privacy glass, allowing natural light in while maintaining privacy. Further sliding doors provide access into the property.

Kitchen/Diner

22' 10" x 12' 2" (6.96m x 3.72m)

The impressive kitchen/diner features a sleek, contemporary white handleless kitchen, complemented by quartz worktops and an excellent range of storage. Integrated appliances include an oven/microwave, hob, fridge/freezer, washing machine, tumble dryer and instant hot water tap. A breakfast bar with seating for four creates a sociable dining space, while the rear facing window, tiled flooring, panelled radiator and inset spotlights complete the room. There is also a useful storage cupboard and access to the rear porch with downstairs cloakroom/WC.

Cloakroom/WC

5' 1" x 2' 9" (1.54m x 0.85m)

Living Room

22' 7" x 10' 11" (6.88m x 3.32m)

The spacious living room runs from front to rear, with a window overlooking the front and patio doors opening directly onto the rear garden.

FIRST FLOOR

Landing

With loft access.



Bedroom 1

11' 0" x 12' 10" (3.36m x 3.90m)

A large double bedroom with a window overlooking the front.

Bedroom 2

11' 3" x 9' 10" (3.43m x 3.00m)

A large double bedroom with a window overlooking the rear.

Bedroom 3

11' 1" x 7' 10" (3.39m x 2.40m)

A good sized double bedroom with a window overlooking the front.

Dressing Room/Bedroom 4

8' 4" x 5' 10" (2.55m x 1.79m)

The former fourth bedroom has been cleverly transformed into a substantial dressing suite, featuring a range of fitted storage and a window overlooking the front. A sliding frosted glass door provides access into the impressive bathroom.

Bathroom

11' 2" x 5' 4" (3.41m x 1.63m)

The impressive four piece bathroom features a WC and wash basin set within a stylish vanity unit, a freestanding bath with mixer taps and a separate shower enclosure. Privacy glazed windows provide natural light while maintaining privacy, with contemporary fittings and finishes throughout.





EXTERNALLY

Garden

The rear garden has been newly fenced and landscaped, combining paving and decking to create an attractive, low maintenance outdoor space. A side gate provides convenient access.

DRIVEWAY

3 Parking Spaces

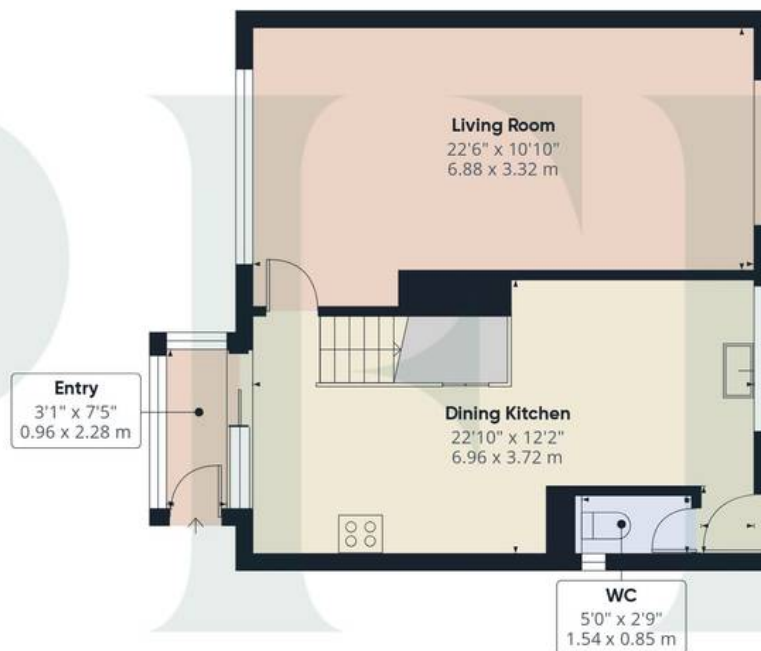
To the front, for around 3 cars.

ALLOCATED PARKING

1 Parking Space

Additional allocated parking to the rear of the property.



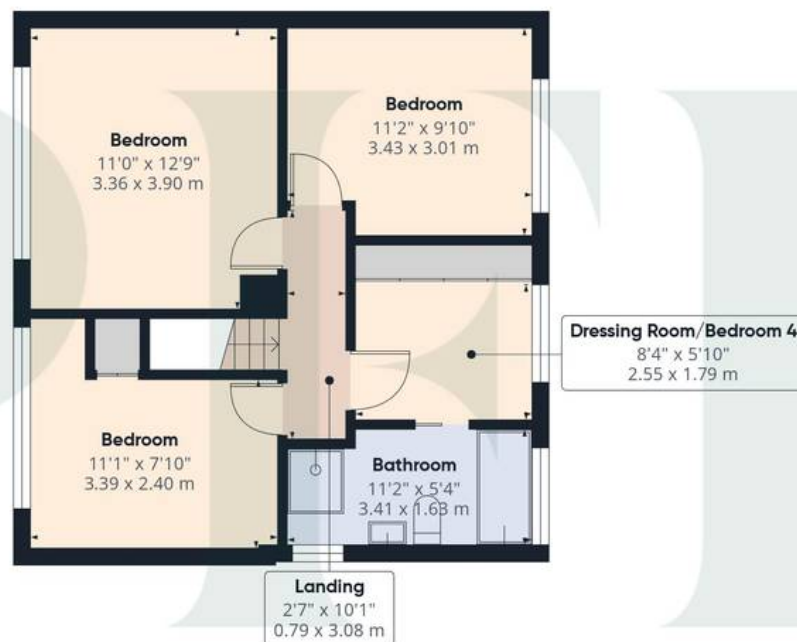


Floor 0

Approximate total area⁽¹⁾

1048 ft²

97.3 m²



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, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

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