



**6 Sunnyside, Egremont, CA22 2BS**

Guide Price **£135,000**

**PFK**

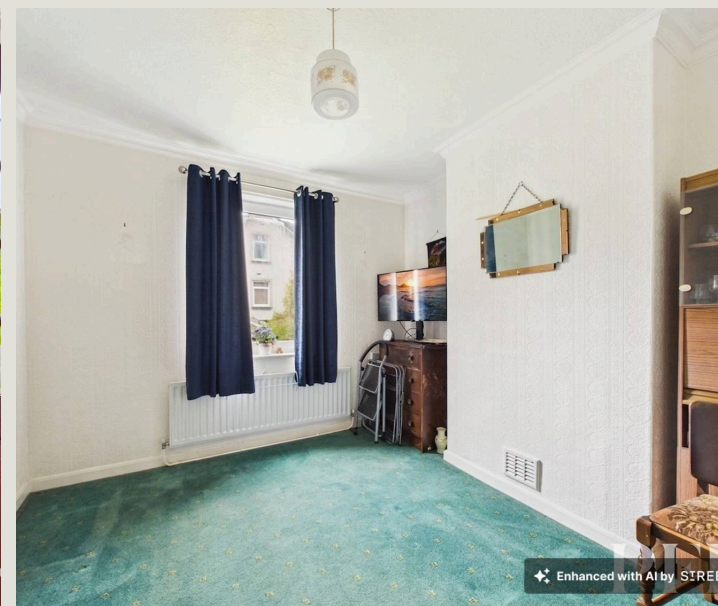
## 6 Sunnyside

### The Property:

Offered to the market for the first time in many years and with no onward chain, this charming three bedroom semi-detached family home presents a fantastic opportunity for buyers looking to create a long term home in a highly sought after part of Egremont. Tucked away along a private pathway off Sunnyside, with only a small handful of neighbouring properties nearby, the home enjoys a wonderful sense of privacy whilst still being just a short walk from the town centre, local schools and everyday amenities.

Occupying a generous corner plot, the property benefits from spacious gardens, a shared driveway and a detached garage, making it an ideal choice for young families and first time buyers alike. Inside, the accommodation is both versatile and generously proportioned, briefly comprising an entrance hallway, comfortable lounge, second reception room/dining room, kitchen with a large walk-in pantry, rear hallway and ground floor WC. To the first floor are three well appointed bedrooms and a family bathroom.

Whilst the property would now benefit from some updating, it has recently been reroofed and offers a wonderful opportunity for buyers to put their own stamp on a well loved family home in a fantastic location. Rarely available and offering spacious accommodation, large gardens and excellent convenience for the town centre, schools and local amenities, this would make an ideal purchase for first time buyers or young families looking to settle in the area.





## 6 Sunnyside

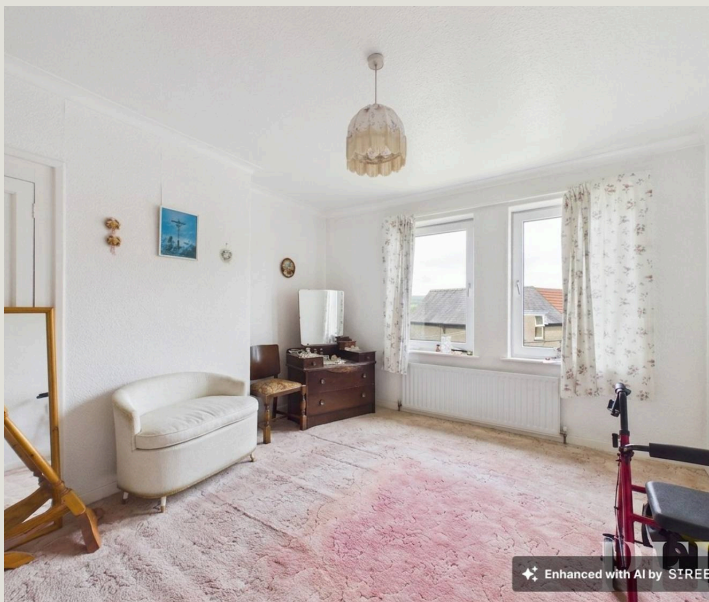
### Location & directions:

Sunnyside is a highly regarded residential area located on the edge of Egremont town centre, offering excellent access to local schools, shops, supermarkets and everyday amenities. The area is particularly popular with families thanks to its quiet surroundings and convenient location. For commuters, the property is also ideally placed for easy access to Sellafield and other major employment centres across west Cumbria, all within a short drive.

### Directions

The property can be located using either CA22 2BS or W3W///shatters digitally.hiring

- 3 bed semi detached family home
- Generous corner plot with large private gardens
- Quiet tucked away position within walking distance of schools & town centre
- Requiring some modernisation, no chain
- Benefits from newly installed roof
- EPC rating TBC
- Tenure: Freehold
- Council Tax: Band A



## ACCOMMODATION

### Entrance Hallway

### Dining Room

11' 3" x 10' 4" (3.43m x 3.14m)

### Lounge

12' 10" x 13' 10" (3.90m x 4.21m)

### Kitchen

6' 11" x 9' 3" (2.11m x 2.83m)

Walk in Pantry - 1.71m x 0.89m

### Rear Hallway

### WC

5' 4" x 2' 7" (1.63m x 0.79m)

## FIRST FLOOR LANDING

### Bedroom 1

12' 8" x 11' 9" (3.87m x 3.58m)

### Bedroom 2

11' 4" x 10' 4" (3.46m x 3.16m)

### Bedroom 3

7' 2" x 11' 3" (2.18m x 3.44m)

### Shower Room

5' 2" x 7' 11" (1.58m x 2.42m)





## EXTERNALLY

### Garden

The property is approached via a pedestrian pathway from Sunnyside, leading to this tucked away and private home. Surrounding the property are lawned gardens to the front, side and rear, providing plenty of outdoor space for families and children to enjoy. There is also a useful wooden outhouse and access from the rear garden leading directly to the property's detached garage.

### Driveway

1 Parking Space

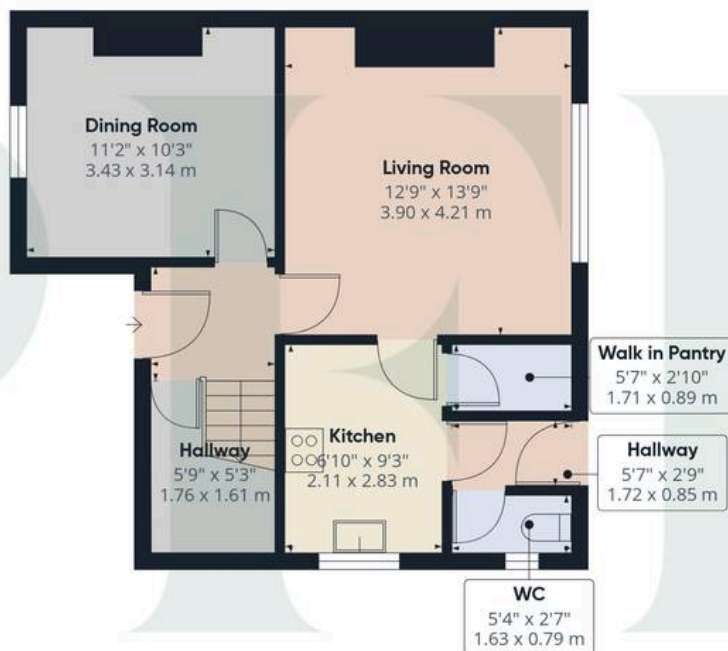
To the side of the property there is shared access, used by this property and one neighbouring home, leading onto the property's driveway. The driveway provides offroad parking for one vehicle and in turn leads to the detached garage.

### Garage

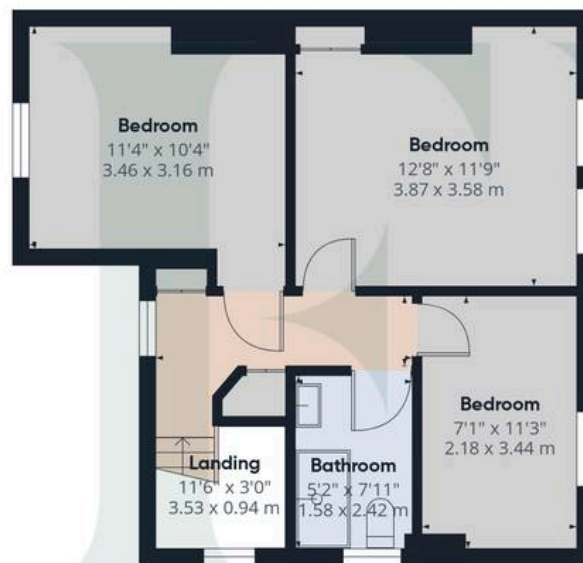
Single Garage

Small detached garage with up and over door.





Floor 0



Floor 1

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

906 ft<sup>2</sup>

84.3 m<sup>2</sup>

(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.

GIRAFFE360



## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas central heating 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

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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