



36 Ling Road, Egremont, CA22 2JU
Guide Price £185,000

PFK

36 Ling Road

The Property:

A lovely two bedroom home situated on the edge of a popular estate in Egremont, enjoying open countryside views to the rear.

The property occupies a very spacious corner plot and benefits from a very large driveway, providing plenty of offroad parking.

Inside, the accommodation is modern and well presented, comprising an entrance hall, lounge, kitchen with breakfast bar, bathroom and two bedrooms.

Outside, the rear and side gardens are a real highlight, with a large decked area, artificial grass and lovely countryside views. The generous plot also offers excellent potential to extend the property, subject to the necessary planning permissions, without taking away too much of the garden.

A huge added bonus is that the property is offered with no onward chain, making it an ideal choice for buyers looking for a straightforward move.

- **2 bedrooms**
- **Open countryside views**
- **Immaculate condition**
- **Ideal first time buy**
- **EPC rating C**
- **Council Tax: Band B**
- **Tenure: Freehold**





36 Ling Road

Location & Directions:

Egremont is a small market town on the west coast of Cumbria, offering a good mix of local amenities and easy access to the surrounding countryside. The town has a range of shops, cafés, pubs, schools and everyday facilities, with the historic Egremont Castle and the river Ehen adding to its character. Its location is a major attraction, with the beautiful coastline and St Bees beach just a short drive away, while the Lake District is also within easy reach. The nearby towns of Whitehaven, Workington and Cockermouth provide further shopping, leisure and employment opportunities. Overall, Egremont offers a good balance of town living, countryside and coastal access, making it a popular choice for those looking for a quieter lifestyle while still being within easy reach of local amenities.



Directions

The property can easily be found on Ling Road using postcode CA22 2JU and it is No36.

ACCOMMODATION

Entrance Hall

3' 11" x 4' 1" (1.19m x 1.25m)

Living Room

12' 2" x 13' 7" (3.70m x 4.15m)

Kitchen

12' 2" x 7' 8" (3.70m x 2.34m)

FIRST FLOOR

Landing

5' 9" x 2' 9" (1.75m x 0.84m)

Bathroom

5' 10" x 6' 3" (1.78m x 1.90m)

Bedroom

8' 10" x 12' 3" (2.68m x 3.73m)

Bedroom

6' 0" x 9' 3" (1.82m x 2.81m)

EXTERNALLY

Garden

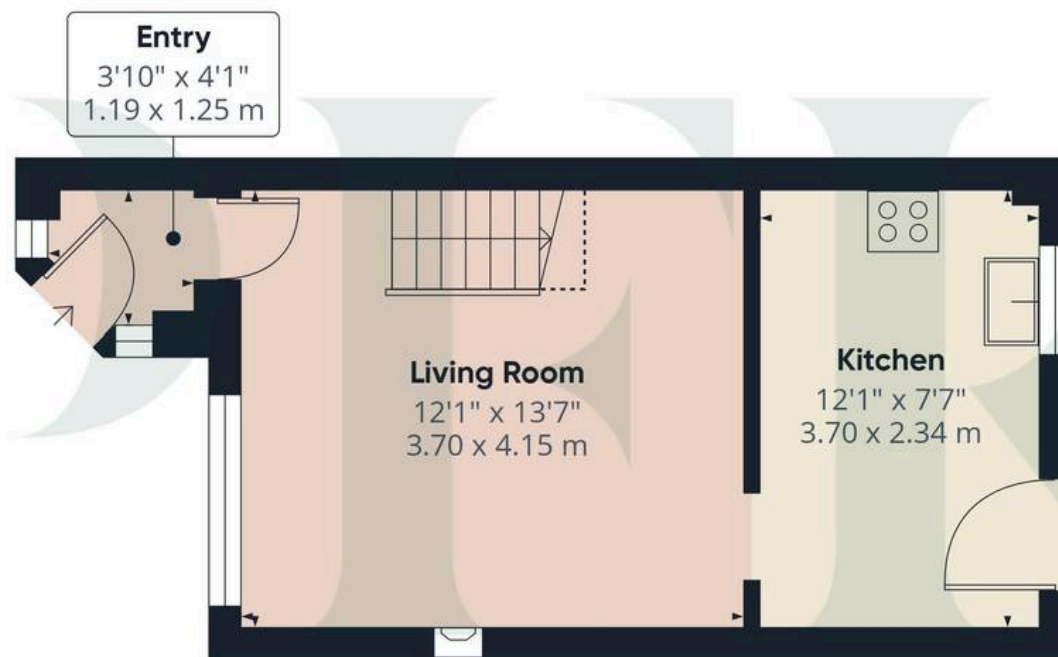
Driveway

6 Parking Spaces

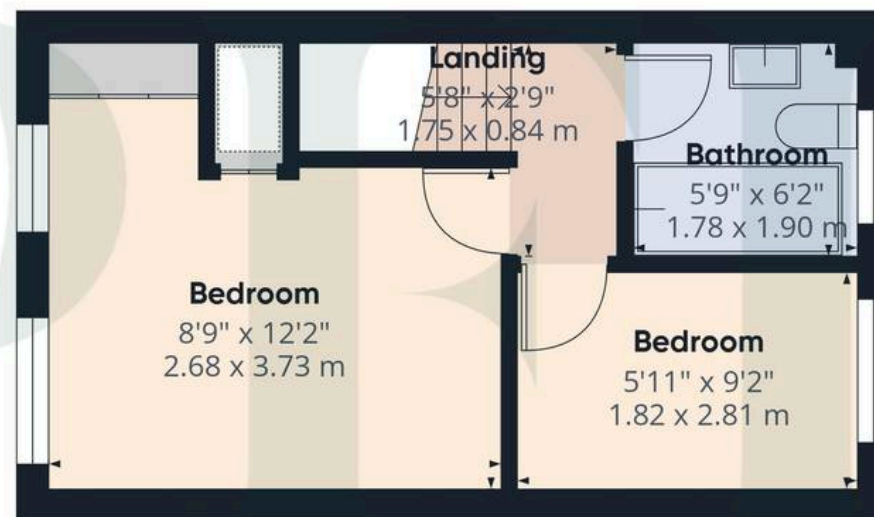
An extensive driveway providing parking for multiple vehicles.







Floor 0



Floor 1



Approximate total area⁽¹⁾

506 ft²

46.9 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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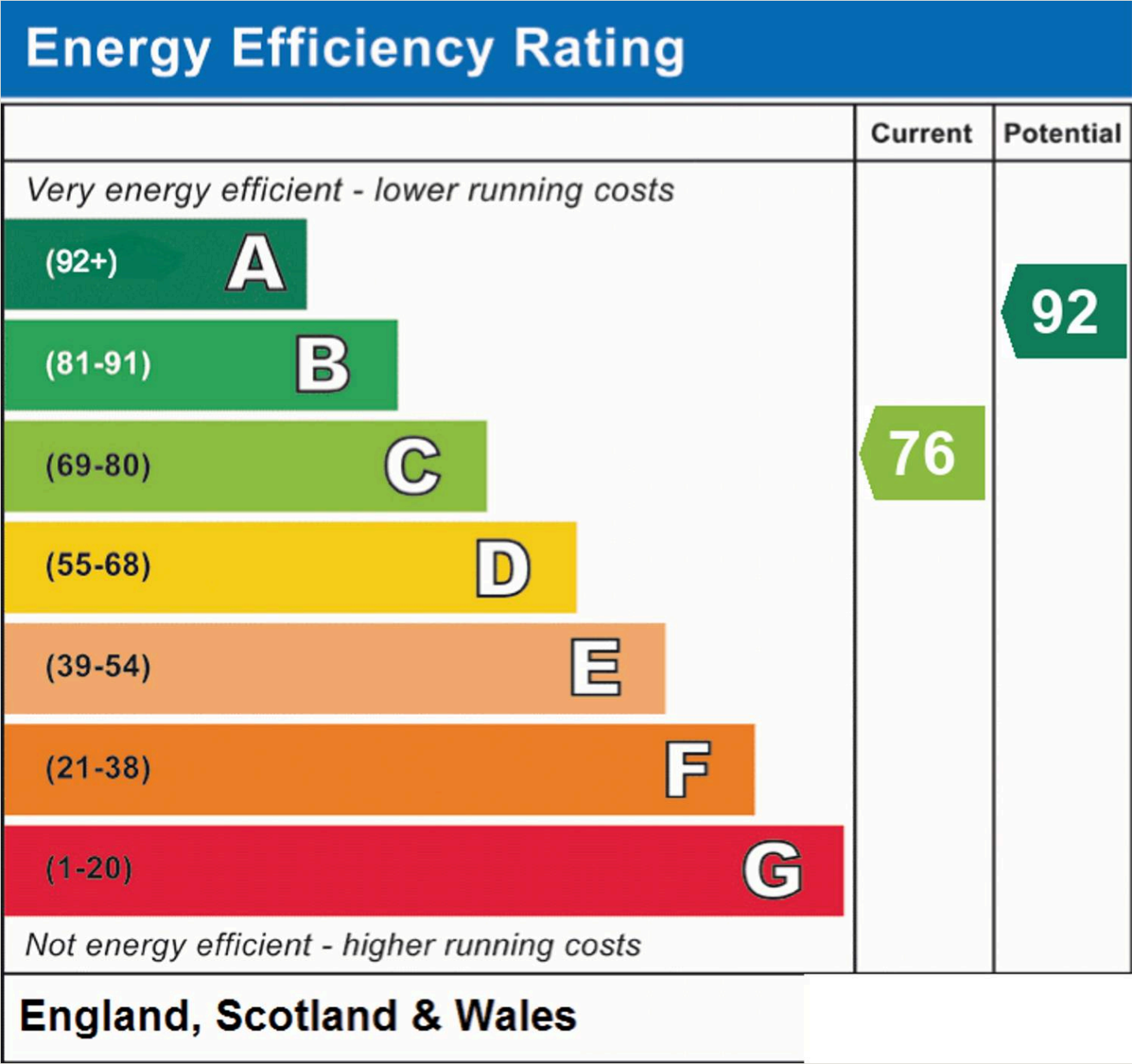
ADDITIONAL INFORMATION

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.

Referral Fee Disclosure

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