



20 Copeland Avenue, Egremont, CA22 2QT

Guide Price £149,950

**PFK**

## 20 Copeland Avenue

### The Property:

Offered for sale with **no onward chain**, this spacious and versatile three bedroom semi-detached home is situated in a popular residential area of Egremont, just a short distance from the town centre and its wide range of amenities. Occupying a generous plot, the property would make an excellent family home whilst also appealing to first time buyers seeking flexible living accommodation. Well presented throughout, the home benefits from modern fixtures and fittings and provides plenty of space both inside and out.

The ground floor is particularly impressive, centred around a large lounge featuring patio doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining. A dining area leads through to a contemporary fitted kitchen, while the current owners have enhanced the layout by opening the dining area into an additional reception space. Previously utilised as a fourth bedroom, this room offers excellent versatility and could potentially be reinstated as a separate bedroom if required. Completing the ground floor is a stylish contemporary shower room, adding further practicality and flexibility to the accommodation.



## 20 Copeland Avenue

### The property continued....

To the first floor, there are three well proportioned bedrooms and a modern family bathroom.

Outside, the property enjoys a substantial plot with low maintenance gardens to both the front and rear. The front garden is laid with artificial lawn and patio, while a paved side access leads to the rear. Although, currently fenced, there is an offroad parking space which could be reinstated as a driveway if required. The enclosed rear garden features decking, artificial lawn, a useful outbuilding providing excellent storage, and two additional brick built storage outhouses.

Viewing is essential.

- **3 bed semi-detached family home**
- **Potential fourth bedroom or additional reception room**
- **No onward chain**
- **Large corner plot with gardens & useful outbuilding**
- **Ideal for families or first time buyers**
- **Tenure: Freehold**
- **Council Tax: Band A**
- **EPC rating D**





## 20 Copeland Avenue

### Location & directions:

Copeland Avenue is a popular residential location within Egremont, offering convenient access to the town centre, which provides a variety of shops, cafes and everyday services. Families will appreciate the proximity to well regarded primary and secondary schools, while regular bus services provide connections to neighbouring towns and villages across west Cumbria. The area is also well placed for commuters, with straightforward access to major employment centres including Sellafield, Westlakes Science Park, Whitehaven and Workington, making it an attractive choice for a wide range of buyers.

### Directions

The property can be located using either CA22 2QT or [W3W///spring.redefined.bedspread](https://www.spring.redefined.bedspread)



## ACCOMMODATION

### Entrance Hallway

### Lounge

14' 10" x 12' 7" (4.52m x 3.84m)

### Dining Area

12' 5" x 8' 0" (3.78m x 2.45m)

### Kitchen

14' 3" x 8' 0" (4.34m x 2.45m)

### Reception Room/Potential 4th Bedroom

12' 10" x 10' 7" (3.91m x 3.23m)

### Shower Room

6' 10" x 5' 9" (2.09m x 1.75m)

## FIRST FLOOR LANDING

### Bedroom 1

15' 0" x 10' 6" (4.57m x 3.19m)

### Bedroom 2

12' 8" x 8' 2" (3.85m x 2.50m)

### Bedroom 3

8' 5" x 8' 3" (2.56m x 2.51m)

### Family Bathroom

8' 7" x 5' 4" (2.62m x 1.62m)





## EXTERNALLY

### Garden

The property occupies a generous plot with outdoor space to both the front and rear. The front garden is laid with artificial lawn and patio, creating a low maintenance area, while a paved pathway to the side provides access to the rear garden. The rear garden offers a good sized outdoor space with decking, artificial lawn, a substantial storage outbuilding and two brick built storage outhouses. While some areas of the garden and decking would benefit from improvement and updating, the space offers excellent potential for a purchaser to enhance and personalise to their own tastes. Subject to the necessary permissions, there may also be potential to create offroad parking to the front of the property, with interested parties advised to make their own enquiries with the relevant local authority.

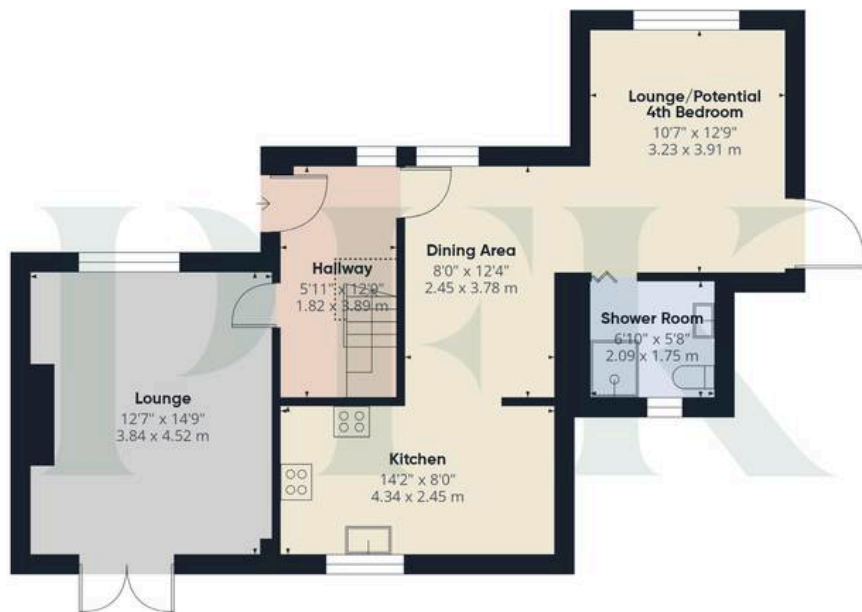
### Off street

1 Parking Space

Although the frontage is currently enclosed by fencing, the property benefits from a dropped kerb and offroad parking space. Should a purchaser wish, the existing fence could be removed to reinstate the driveway and create a private parking space.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

1261 ft<sup>2</sup>  
117.1 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(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.

**ADDITIONAL INFORMATION**

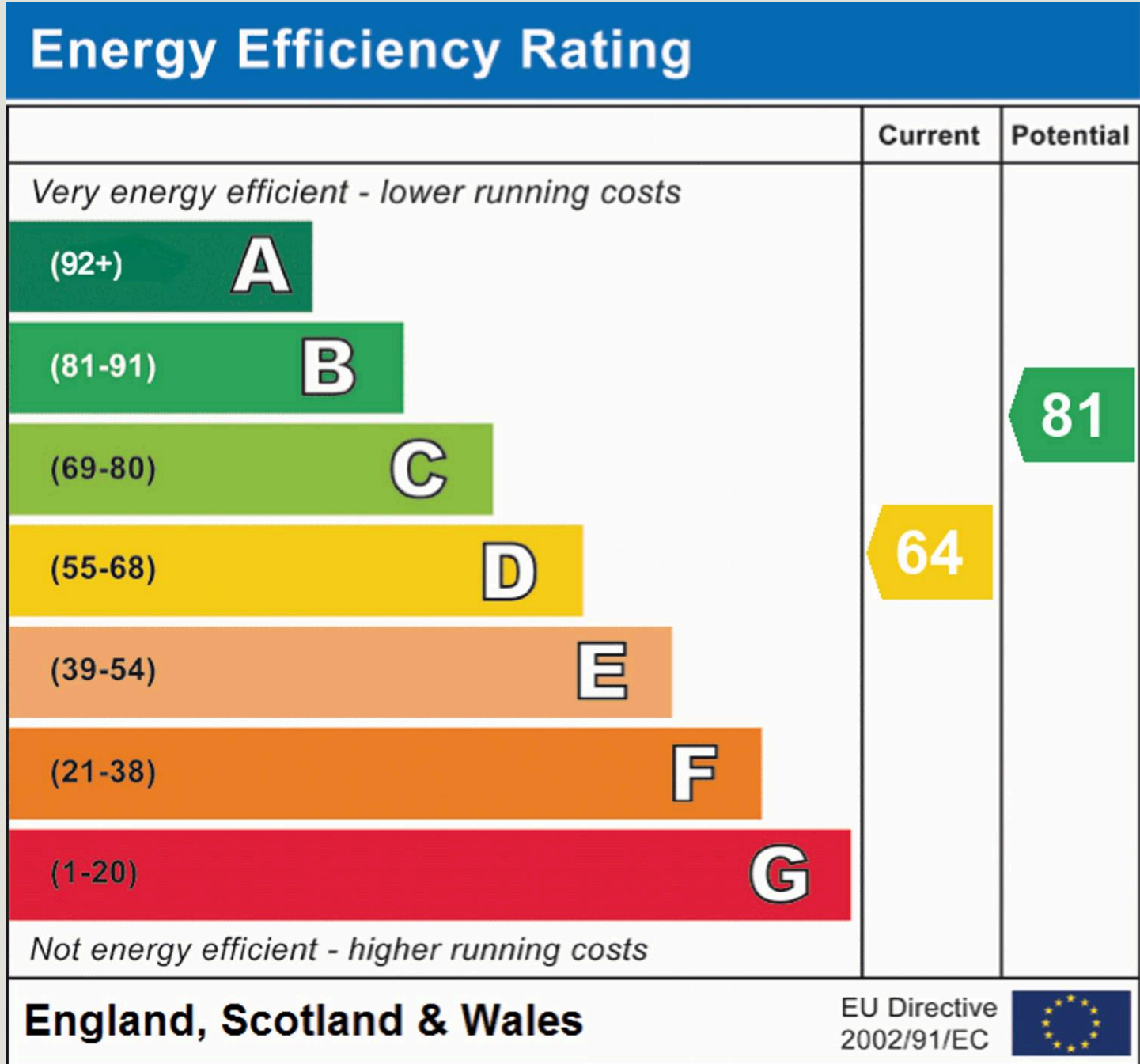
**Services**

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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