

67 Dent View, Egremont, CA22 2ET

Guide Price **£159,950**

PFK

67 Dent View

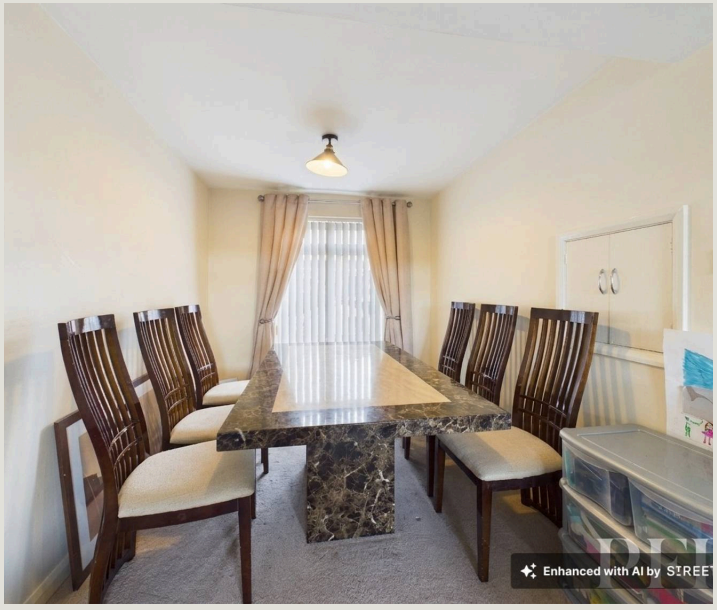
The Property:

Occupying a prime position on the popular Dent View estate in Egremont, this modern three bedroom terraced home makes an ideal first time purchase or family home. Ready to move straight into, the property enjoys lovely far reaching countryside views to the front and offers well proportioned accommodation throughout. Internally, there is an entrance hallway, a spacious lounge/diner with a lovely outlook and a contemporary fitted kitchen. To the first floor are three good sized bedrooms and a modern family bathroom.

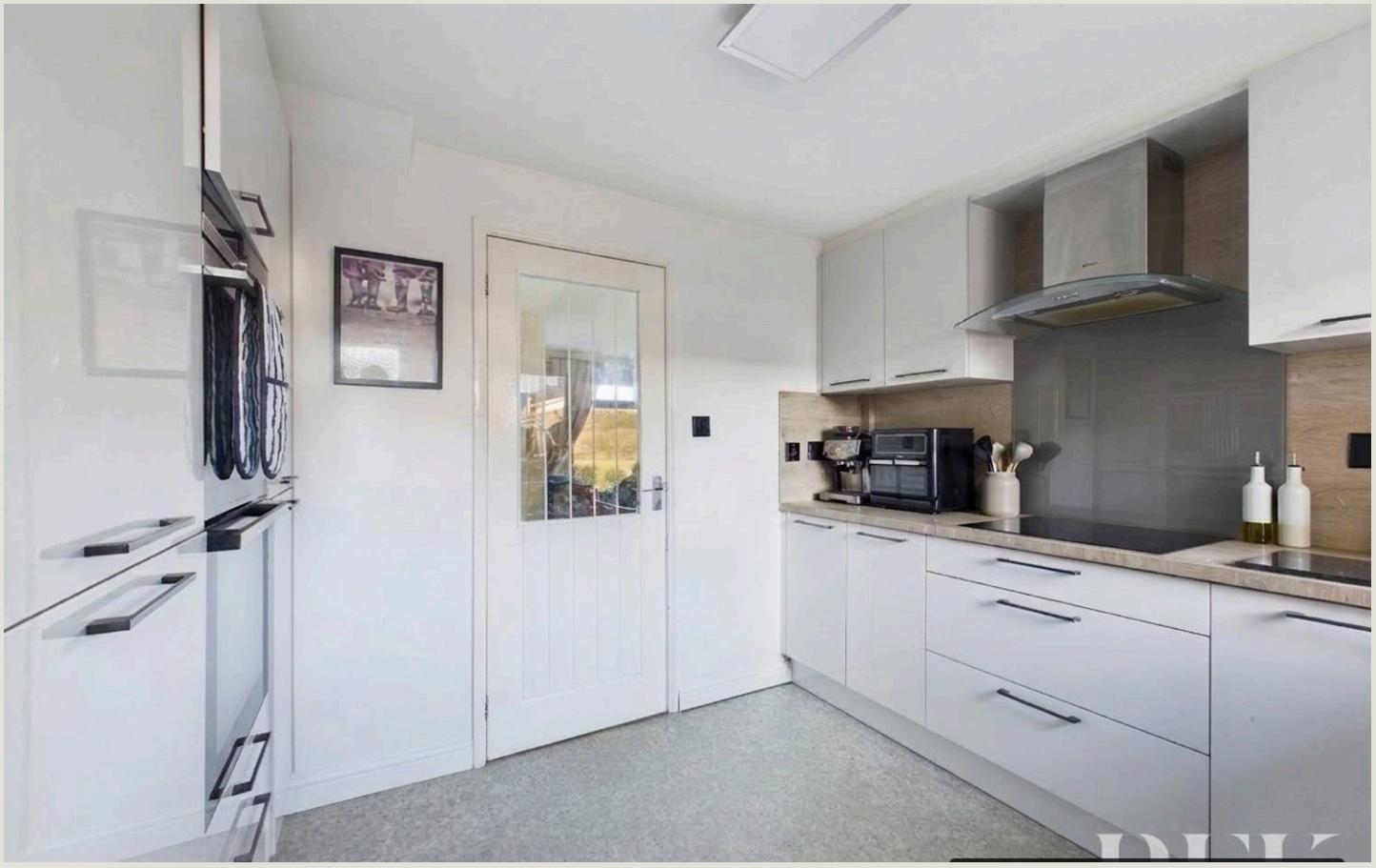
Externally, there is a lawned front garden taking full advantage of the lovely views, whilst to the rear is an enclosed, low maintenance garden with patio and artificial lawn. A garage located close by is also included in the sale, along with access to unallocated residents' parking to the rear. Conveniently placed for Egremont town centre, local shops and schools, the property is also ideally situated for commuting to Sellafield and other local employment centres.

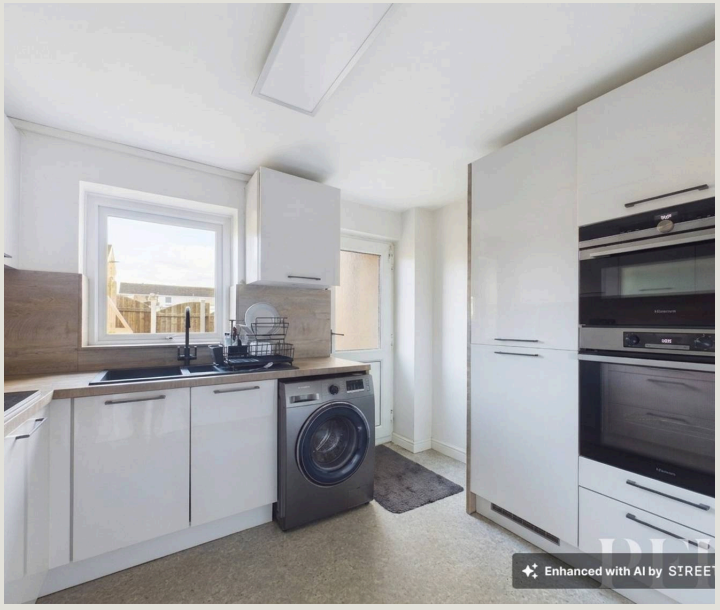
A lovely home in a popular location and one not to be missed!

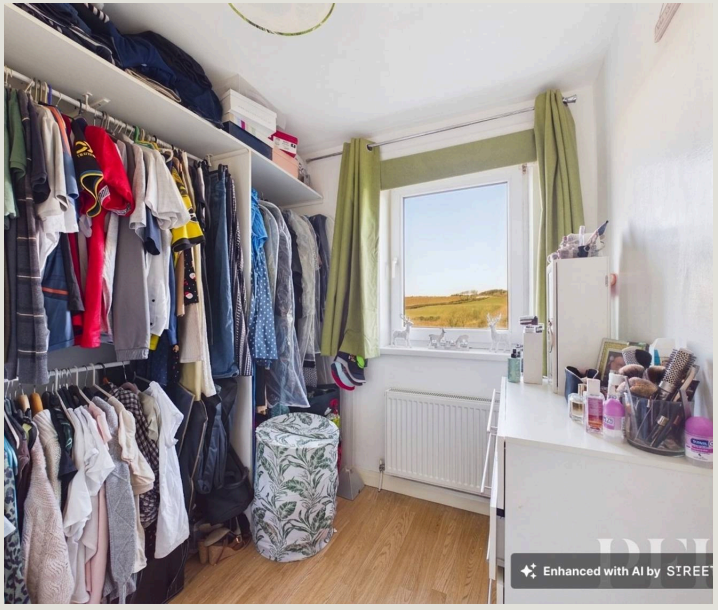












67 Dent View

Location & Directions:

Dent View is a popular residential location within Egremont, ideally positioned for convenient access to the town centre and its range of everyday amenities. Egremont offers a selection of local shops, supermarket and cafes. There is also a choice of local primary schools, together with West Lakes Academy for secondary education, making the area a practical choice for families. For commuters, the location is particularly appealing, with convenient access to the A595 providing links to Sellafield and the wider west Cumbria employment centres, including Whitehaven and Workington.

Directions
The property can be located on Dent View using either CA22 2ET or W3W///laces.hacking.shed

- **3 bed terraced home in Egremont**
- **Fantastic countryside views**
- **Contemporary kitchen & bathroom**
- **Ideal for first time buyer or young family**
- **Low maintenance gardens & nearby single garage**
- **Tenure: Freehold**
- **EPC rating TBC**
- **Council Tax: Band B**

ACCOMMODATION

Entrance Hallway

Lounge/Diner
22' 8" x 15' 5" (6.91m x 4.69m)

Kitchen
10' 6" x 8' 11" (3.20m x 2.73m)

FIRST FLOOR LANDING

Bedroom 1
11' 7" x 11' 7" (3.54m x 3.52m)

Bedroom 2
11' 5" x 10' 10" (3.49m x 3.30m)

Bedroom 3
8' 2" x 6' 11" (2.48m x 2.12m)

Family Bathroom
6' 9" x 5' 5" (2.06m x 1.64m)

EXTERNALLY

Garden

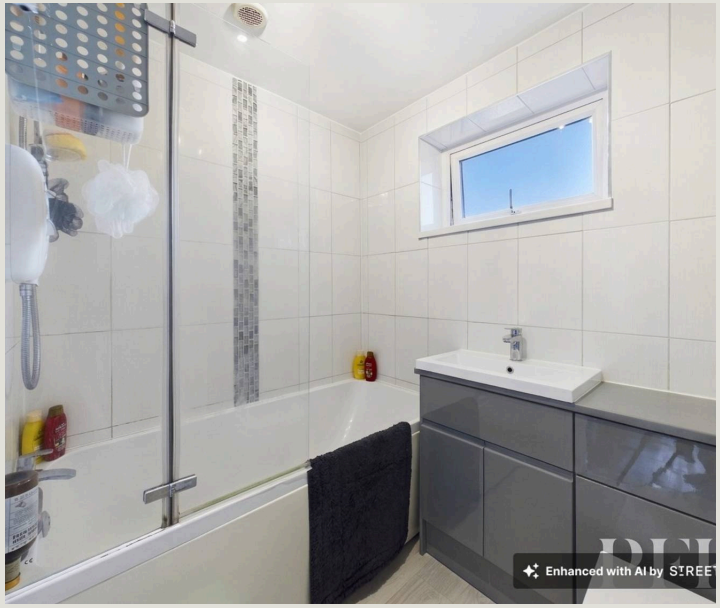
Externally, the property enjoys gardens to both the front and rear. To the front is a pleasant lawned garden which really makes the most of the property's position, with far reaching countryside views providing a lovely backdrop. To the rear is an enclosed, low maintenance garden, thoughtfully arranged with a paved patio seating area and artificial lawn.

Garage

The property benefits from a single garage, conveniently located just a short distance from the property. There is also residents' parking available to the rear of the property on an unallocated basis.





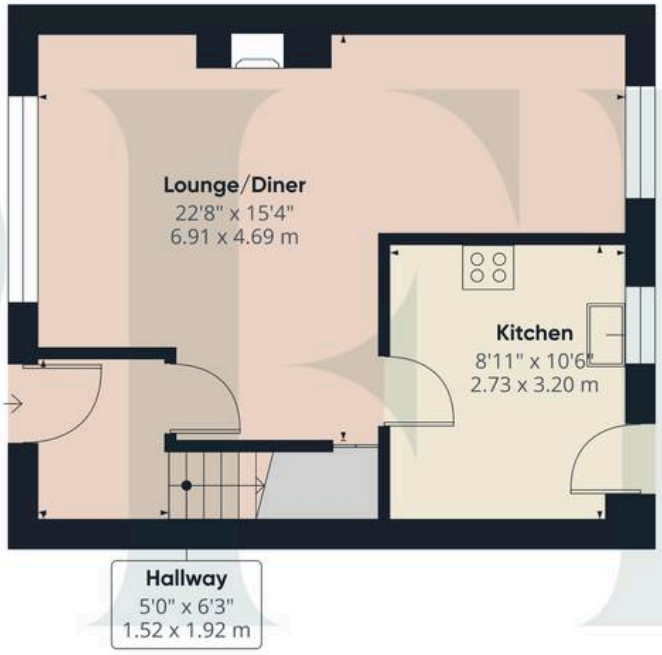












Floor 0 Building 1





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Approximate total area(1)

792 ft²

73.5 m²

(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
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