



Offered for sale with no forward chain

Convenient town centre location

Walking distance to amenities

Light and airy lounge

Ideal investment opportunity, or for anybody looking to downsize

Quiet cul-de-sac of similar properties

Master bedroom with a range of fitted furniture

Two good size bedrooms

Located in a convenient town centre location in a quiet cul-de-sac of similar properties, is this spacious first floor flat. The property is just a short walk to Egremont town centre, with a wide range of shops and amenities, including but not limited to coffee shops, post office, pharmacy, and supermarket. The property has the added bonus of being sold with no forward chain, and would be ideal for anybody looking to downsize, first-time buyer, or perhaps an investor looking for a buy to let property. Whilst in need of some modernisation the property has been recently decorated throughout. On entering the property, you will find yourself in the spacious hallway, with built-in storage cupboards, a radiator, and access into all the rooms. The bright and airy lounge is located at the rear of the property, and there is a good size kitchen. The bathroom is conveniently located in the centre of the property between the bedrooms. There is a generous double bedroom to the rear of the property, and to the front a good size master which boasts plenty of storage with fitted over bed fitment, full height wardrobes with sliding mirrored doors, and additional vanity area with cupboards and drawers. Externally the property has a balcony area to the front, with steps leading down to the car park where there is allocated numbered parking. Viewing is essential to appreciate not only the property but the convenient location.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door, the entrance hall has a built-in storage cupboard which houses the boiler, a radiator and neutral décor paired with laminate flooring. Provides access into the kitchen, lounge, two bedrooms and the bathroom.

Lounge

The bright and spacious lounge has been freshly painted with neutral white paint and has an electric fire to the chimney breast, a uPVC double glazed window, TV connections and a radiator.

Kitchen

The kitchen has a range of wall and base units, with complementary work surfaces and tiled splash backs and benefits from an integrated dishwasher. There is a built-in stainless steel oven with gas hob set into the worktop and an integrated extractor hood above and a stainless steel sink and drainer unit with mixer tap. The kitchen benefits from plumbing for washing machine, laminate flooring and a uPVC double glazed window which overlooks the front of the property.

Master bedroom

Located at the front of the property, the bright and spacious master bedroom boasts fully fitted wardrobes and drawers with over bed fitment and full height wardrobes with sliding mirrored door, and a vanity area, with built-in drawers and central mirror. The bedroom has neutral, white décor, a radiator, laminate flooring and a uPVC double glazed window which overlooks the front of the property.

Bedroom two

The second good size double bedroom has been recently decorated with fresh white paint, and benefits from a radiator, TV connections and a uPVC double glazed window which overlooks the rear of the property.

Bathroom

The bathroom has a fitted vanity unit with under sink storage, a sink with mixer tap and marble effect countertop with concealed cistern toilet. There is a bath with electric shower above, a mirrored wall cabinet, a radiator, part tiled walls, an extractor fan and vinyl flooring.

TENURE

We have been informed by the vendor that the property is leasehold, with approximately £40 per month, which includes general maintenance of communal areas and building insurance.



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MORTGAGES

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



