



**Offered for sale with no forward chain**

**Three good size bedrooms**

**Breakfast kitchen**

**Close to popular schools**

**Ideal investment opportunity**

**Spacious open plan lounge diner, with patio doors**

**Walking distance to the town centre**

**Large enclosed rear garden**

Offered for sale with no forward chain this deceptively spacious property whilst in need of restoration has excellent potential. Located in the increasingly popular area of Egremont, this would be an ideal purchase for an investor, or perhaps someone looking to put their own stamp on a property.

There are local schools within walking distance, and Egremont town centre with its range of shops and amenities, and the popular West Lakes Academy are all within walking distance. The accommodation briefly comprises entrance porch, with large storage inner hallway, there is a spacious open plan lounge diner, with patio doors to the rear, and a breakfast kitchen with archway separating the dining space. To the first floor there are three good size bedrooms, with the master and single both benefitting from built-in storage, the family bathroom is also conveniently located by the bedrooms on the first floor.

Externally the property has an open lawn area to the front, and enclosed low maintenance rear garden with patio, with gated access at the rear.

## ACCOMMODATION

### Entrance porch

A good addition to the property the entrance porch has a uPVC double glazed door with frosted glass, and two windows which provide natural light, with additional built-in storage cupboard, and tiled flooring. With wooden door leading into the main entrance hall.

### Entrance hall

The entrance hall has a radiator, and wooden doors lead into the kitchen, and lounge diner, with stairs leading to the first floor.

### Kitchen diner

A good size kitchen which is fitted with a range of wall and base units, with contrasting work surfaces, and space for a freestanding oven, with integrated extractor hood above. A stainless-steel sink and drainer unit with mixer tap, with a uPVC double glazed window which overlooks the rear of the property, with wood effect flooring, and archway separating the breakfast area. To the breakfast area is an under stairs storage space.

### Lounge diner

The spacious light and airy dual aspect lounge diner has excellent potential, with large uPVC double glazed sliding doors which lead out onto the rear patio, whilst flooding the space with natural light. With a radiator, an electric fire, set into a stone effect insert and hearth with decorative wooden surround. Decorative coving to the ceiling and benefitting from a secondary uPVC double glazed window, overlooking the front of the property with a radiator below.

### First-floor landing

Benefitting from a large built-in storage cupboard, the landing provides access into three bedrooms, and the family bathroom.

### Master bedroom

Located at the front of the property this generously sized master bedroom has a uPVC double glazed window which overlooks the front of the property, with a useful built-in storage cupboard, with internal shelving and hanging rails, and a radiator, and decorative coving.

### Bedroom two

A second good size double bedroom which enjoys a lovely, elevated view to the rear of the property overlooking the Cumbrian fells, with a uPVC double glazed window, with a radiator below.



### Bedroom three

A generously proportioned third bedroom which benefits from a built-in storage cupboard, a uPVC double glazed window which overlooks the front of the property. Decorative coving to the ceiling, and a radiator.

### Bathroom

The bathroom incorporates a bath with electric shower above, and tiled surround with panelling above. A uPVC double glazed window with frosted glass, a pedestal sink, and push button flush toilet, with a radiator.

### Externally

The property benefits from a good size rear garden with patio area, with steps leading down to a second decorative patio area with gated access at the rear, and a useful storage shed.

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND A

### EPC D

### LOW FEES, LOCAL EXPERTISE

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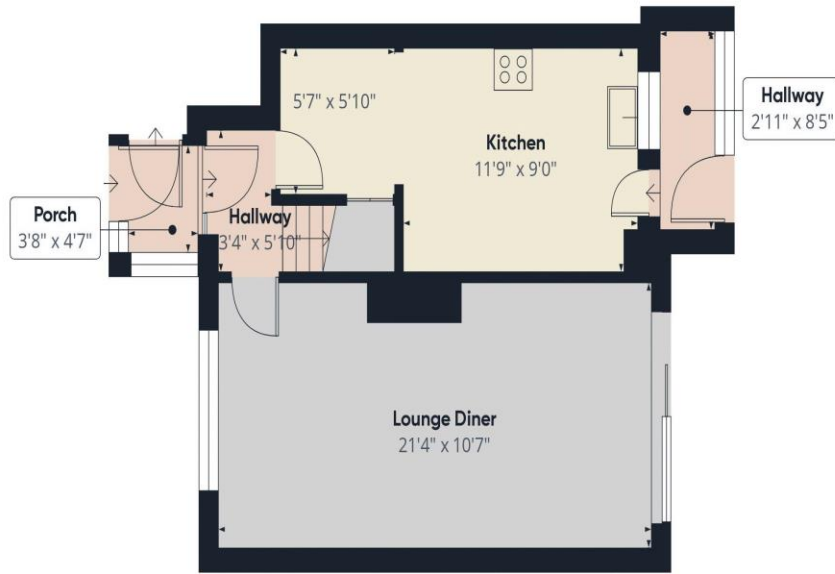
## MORTGAGES

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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.

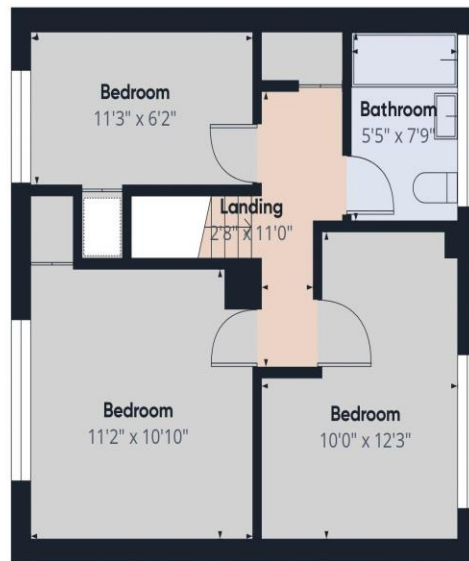




Ground Floor



Approximate total area<sup>(1)</sup>  
838.84 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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