



Straightforward modernisation, paint and lay new carpets!

Offers excellent value for money

Driveway for off-street parking

Three generously sized bedrooms

Egremont town centre within easy reach

Offered for sale with no forward chain

Spacious garden to front and rear

Well-maintained kitchen, and modern bathroom

Walking distance to numerous schools

Boiler approximately two years old

It would not take a huge amount of effort to modernise this three-bedroom home. In fact new carpets and a fresh coat of paint would go a long way. The bathroom is modern, and the kitchen, which has plenty of storage, is in excellent condition. This will be an ideal home for a first-time buyer, a couple, or family who want space, but also value for money.

It would be an ideal investment property for someone looking to get a good return on their investment. The property is located in a quiet residential area within walking distance to Egremont town centre. For those with families, numerous schools are within easy reach including Orgill Primary School, and West Lakes Academy. The property is set on a good size plot with a large, lawned garden to the front, and at the rear a garden with patio and a decked area, with a pergola, and a driveway providing off-street parking.

Within the property there is a hallway, generously sized lounge, and a spacious kitchen which houses the boiler, approximately two years old. The kitchen leads to a useful rear porch, where there is space for a shoe rack, or coat rack. Heading up to the first floor the landing leads to all three bedrooms and the modern bathroom suite. With its three bedrooms, spacious garden, and off-street parking, we think interest in this property will be high.

With the added bonus of being sold with no forward chain, and the value for money offered, please get in touch at your earliest convenience to avoid missing out.

ACCOMMODATION

Hallway

The hallway is accessed via a uPVC door with frosted glass window, and a full height frosted side panel which allows in plenty of light. There is a radiator, and door to the lounge, while stairs lead up to the first floor landing.

Lounge

This good size lounge has a coal effect electric fire set on a tiled hearth. A radiator is in place, neatly positioned below a uPVC double glazed window that looks out to the front. There is a useful under stairs storage cupboard, and a door leads through to the kitchen.

Kitchen

The kitchen has been well maintained and incorporates a range of wall and base units with a contrasting worktop, with matching splash back. There is a built-in electric oven, with a separate gas hob, and extractor in place above. A 1.5 stainless steel sink and drainer board, a mixer tap set below a uPVC double glazed window, that looks out to the garden. The kitchen has plenty of storage, and there is a cupboard which houses the boiler, which is just a couple of years old. There is a radiator, and a door to the rear porch.

Rear porch

The rear porch has lots of windows allowing in plenty of light, and there is ample space for a shoe rack, and coat rack. Leads out to the garden at the rear.

First floor landing

The landing leads to all three bedrooms, and the bathroom.

Bedroom one

A spacious double bedroom with a built-in cupboard, a radiator, and a uPVC double glazed window, looking down on the garden at the front.

Bedroom two

The second good-sized bedroom benefits from a radiator, and a uPVC double glazed window to the rear.

Bedroom three

The third bedroom could be used as a home office or dressing room if desired. There is a radiator, and a uPVC double glazed window.



Bathroom

This modern bathroom comprises of an L-shaped bath with shower above. There is a push button toilet, and wash basin with mixer tap, over a two-door vanity which provides storage. There is a chrome heated towel rail, tiled walls, extractor, and a uPVC double glazed frosted window.

Exterior

At the front of the property there is a spacious garden which is laid to lawn and is partially fenced around. At the rear there is a gated drive, providing off-street parking, and a large pergola. You have a choice of seating, with a patio area, and a decked area. The rear garden is walled around, making it suitable for those with young children, or pets.

TENURE

We have been informed by the vendor the property is freehold

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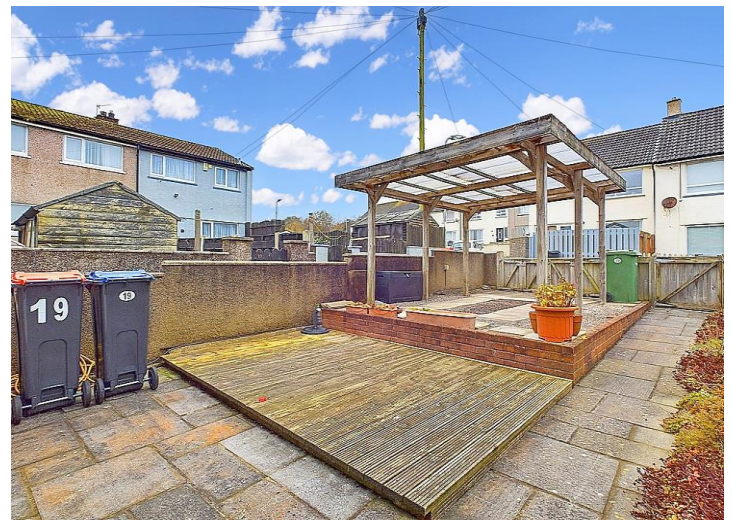
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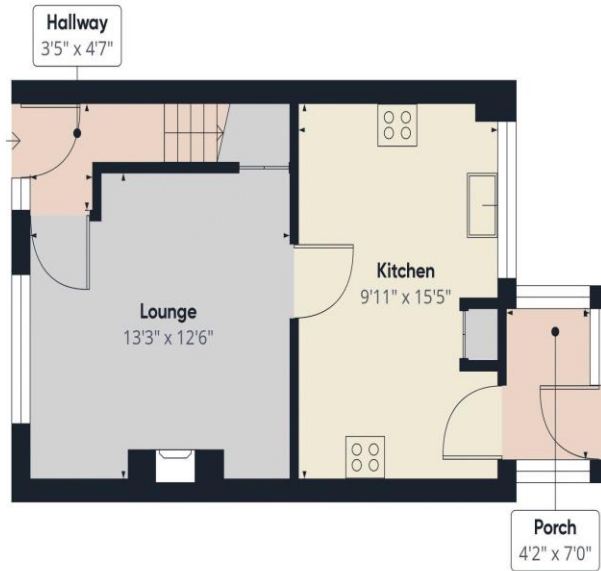
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NOTE

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.



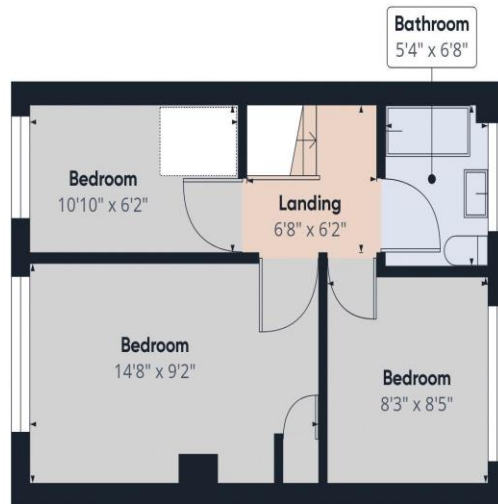




Ground Floor



Approximate total area^m
711.28 ft²



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 are based on RICS IPMS 3C standard.

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