



Offered for sale with no forward chain

Spacious dual aspect lounge with feature fireplace

Stylish kitchen with integrated appliances

Bathroom is conveniently located by the bedrooms

Ideal home for first time buyers, couples and families

Boasts new windows and doors throughout with integrated blinds

Good sized conservatory to the rear

Three well presented bedrooms with plenty of storage

Fabulous rear garden with pergola and decking area

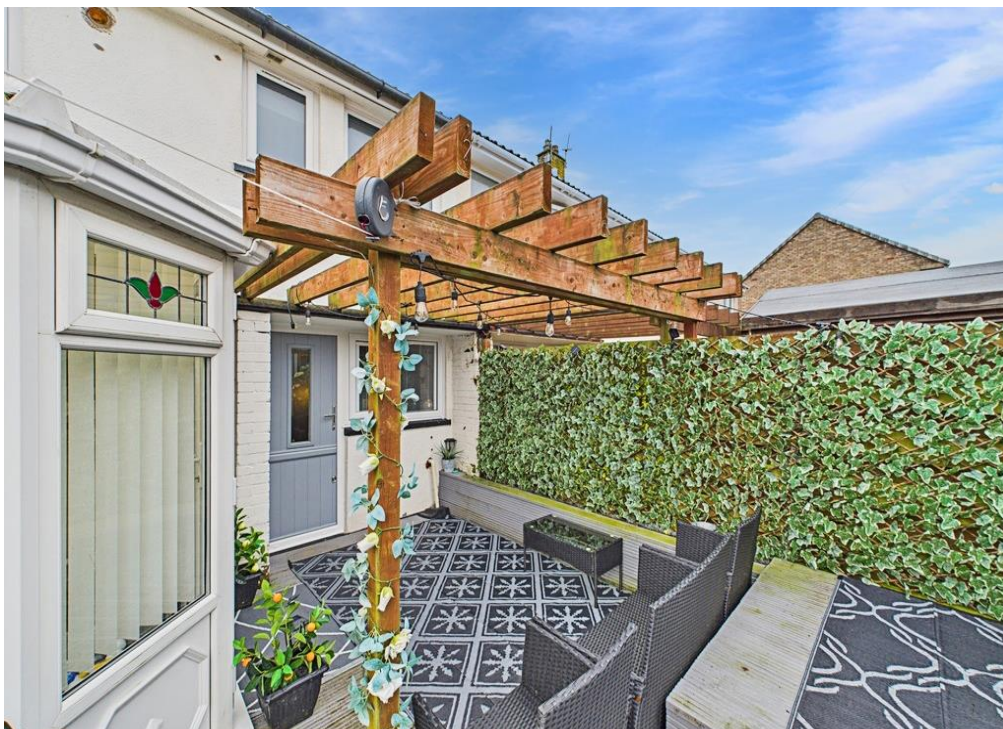
Large, brick built shed providing excellent storage

Nestled in the heart of Egremont, this charming property is the perfect opportunity for first-time buyers, couples, and families. Situated within walking distance to several well-known schools including Orgill Primary School and West Lakes Academy Senior School, convenience is at your doorstep. With a nearby convenience store, post office, and takeaway, all your daily needs are easily met. Stroll just a few minutes further to Egremont's bustling town centre, featuring an array of amenities and the picturesque Egremont Castle grounds for leisurely explorations.

This cosy abode recently received a stylish upgrade with new uPVC doors and windows, complete with integral blinds that alone cost a pretty penny. The airy dual aspect lounge boasts a charming fireplace and leads out to a spacious conservatory overlooking the fabulous rear garden. The modern kitchen impresses with under-cupboard lighting, a vibrant feature wall, and ample storage space.

Upstairs, three well-appointed bedrooms, two with built-in storage, ensure everyone has their own tranquil retreat. The family bathroom conveniently shares the first floor with the bedrooms.

Outside, the property truly shines with a well maintained front garden and delightful rockery, while the south-facing rear garden basks in sunlight all day long. Step out through the stable door or conservatory to discover a dreamy outdoor haven marked by a generous pergola with ambient lighting, dual decking areas perfect for alfresco dining, lush lawn, and a substantial brick-built shed with lighting and power. Securely fenced and gated, this garden is a safe haven for youngest family members and furry friends alike. To see all this lovely property has to offer call the office today.



TENURE

We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC TBC

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

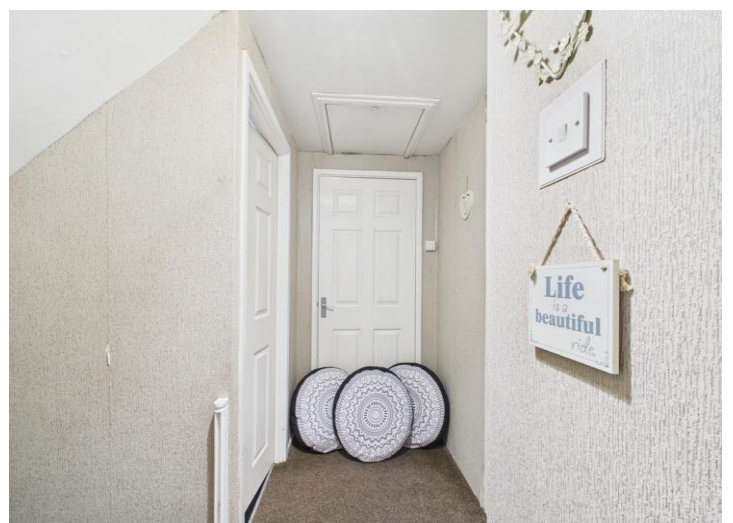
MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.


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.







 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 981.56 ft²</p>
 <p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>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.</p> <p>GIRAFFE360</p>