



**Beautiful semi-detached property**

**lovely lounge with log burning stove**

**Conservatory with patio doors onto the patio**

**Family bathroom plus downstairs WC**

**Large garage offering additional parking or storage**

**Tastefully decorated throughout**

**Good size and stylish kitchen**

**Three well presented bedrooms**

**Driveway, providing off-street parking**

**Pleasant, low maintenance rear garden**

This beautiful semi-detached property is set in a popular area of Egremont. The property would suit a range of buyers including first time buyers, couples or with its three bedrooms would be an ideal home for a family. For those with children Bookwell Primary School is within easy walking distance and West Lakes Academy can be reached in just a relatively short car journey. Also within easy walking distance is the historic Egremont Castle, where you can enjoy pleasant walks around the grounds. Egremont town centre is just a short five minute car journey, where you will find a range of shops, cafes and amenities. Egremont offers excellent transport links with the nearby town of Whitehaven close by and Sellafield Nuclear Station is just a ten minute drive away. It's clear the property has been lovingly maintained by the current vendors, tastefully decorated throughout, the property is ready to move into, you would simply need to unpack. On arriving at the property, you will see the large driveway, providing off-road parking for two cars. Step inside, the hall leads to a beautiful, spacious lounge with log burning stove. From here there is access to the stylish kitchen, which is open to the conservatory at the rear. The ground floor also boasts a useful, downstairs WC. To the first floor there are three well presented bedrooms, with the master benefitting from fitted wardrobes and the contemporary family bathroom. Externally, from the patio doors of the conservatory, there is a lovely patio area perfect for garden furniture, and to the rear there is an area of artificial turf. The garden is securely walled/fenced around making it ideal for those with children or pets. Viewing is essential to appreciate this beautiful home, so call the office today.



## ACCOMMODATION

### Hallway

The hallway is entered by a uPVC door, with frosted glass panels. The hallway features modern laminate flooring, a radiator, and a ceiling spotlight. Providing access to the lounge, and stairs to the first floor Landing.

### Lounge

As you enter the lounge, you won't fail to notice the multi fuel stove, set on a large, tiled hearth, with brick insert, and eye-catching slate mantelpiece, perfect for those cold winter nights. The lounge boasts wall mounted lights, as well as the main ceiling light, there is also decorative coving. There is an under stairs storage cupboard which benefits from a uPVC double glazed window, allowing in natural light. The lounge has a radiator which is neatly placed, below two uPVC double glazed windows, that look out to the front. A half glazed oak veneer door leads through to the kitchen.

### Kitchen

This modern kitchen incorporates, a range of cream wall and base units, with a contrasting worktop, with matching up stands. There is space for cooker, with an attractive tiled splash back, a stainless steel extractor canopy above. A 1.5 sink, with drainer board, mixer tap, is set below a uPVC double glazed window, looking out onto the garden. For convenience the kitchen boasts a slimline dishwasher. There is a utility cupboard, with plumbing for a washing machine, and the cupboard discreetly houses the Baxi boiler. The kitchen has a designer column radiator, and opens to the conservatory, also leads to the downstairs WC.

### Conservatory

A fantastic addition to the property, is this dwarf wall conservatory, which looks out onto the garden at the rear. There are useful connection points, lighting, and two designer column radiators. The conservatory has a uPVC French door, which lead out onto the patio of the garden.





## WC

Here you will find a WC, radiator, and a uPVC double glazed frosted window.

## First floor Landing

The landing has a handy double socket, a uPVC double glazed window. Oak veneer doors lead through to the three bedrooms, the bathroom, the loft is accessed by a pulldown folding ladder.

## Bedroom one

A spacious double bedroom, boasting a three door fitted wardrobe. There is modern laminate flooring, a radiator, and a uPVC double glazed window, looking out to the front.

## Bedroom two

The second double bedroom, which is tastefully decorated, and has a radiator, and a uPVC double glazed window, looking out over the garden at the rear.

## Bedroom three

Currently used as a nursery bedroom, would make an ideal dressing room, or home office, if the third bedroom is not required. There is laminate flooring, a radiator, and a uPVC double glazed window to the rear.

## Bathroom

Stylish and modern bathroom, comprising of a bath, with mixer tap, glass screen, with shower above with both rainfall, and handheld showerhead. There is a wash basin, with mixer tap, over a two door vanity unit. The bathroom has a WC, fully tiled walls, and tiled flooring. A nice feature is the large two door mirrored cabinet, which provides excellent storage. There are ceiling spotlights, easy clean PVC panelling on ceiling, black heated towel rail, extractor, and a uPVC double glazed frosted window.

## Garage

A large garage that has plenty of space for a car, but could also be used as a workshop, or gym, if desired the garage, boasts a electronic up and over door. There is lighting, power points, and from the garden there is pedestrian access. The garage has a window that allows in natural light.





## Exterior

At the front of the property there is a well-maintained tarmac driveway, which provides off-street parking. There is access up the right-hand side of the property to the rear garden. At the rear you will find a low maintenance garden, which is certainly a good size and a sun trap. The garden has a large patio area, a decked area, and an area of artificial turf. Being fenced and walled around the garden making it secure and suitable for those with pets or young children.

## TENURE

We have been informed by the vendor the property is freehold

## COUNCIL TAX BAND A

## EPC TBC

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## MORTGAGES

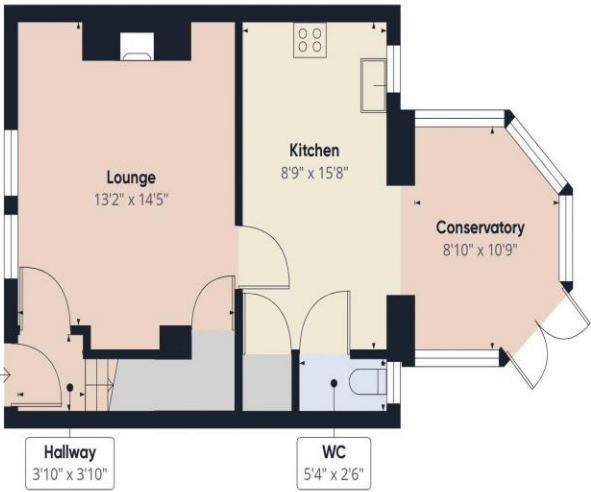
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## NOTE

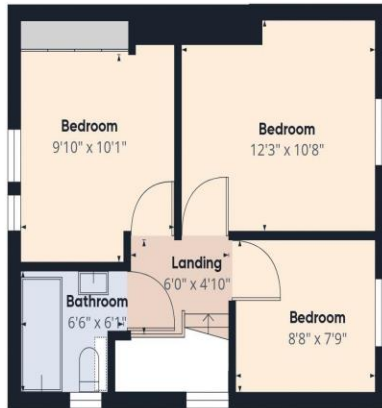
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



**Approximate total area<sup>(1)</sup>**  
1121.81 ft<sup>2</sup>

(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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