



Beautifully presented and meticulously maintained throughout

Stylish kitchen with integrated appliances

Two spacious double bedrooms with plenty of storage

Substantial, sun trap rear garden

Just a stones throw from the town centre

Traditional terraced property set over three floors

Fabulous open plan lounge diner

Contemporary, modern bathroom suite with large vanity

Gated driveway providing off-road parking for two cars

Easy walking distance to popular local schools

Located on a quiet road in Egremont, is this stylish, traditional two bed terraced home. Just a stones throw from the town centre this beautiful home is in an ideal position for anyone who uses the town centre for work or leisure. A fantastic feature of this home is the garden, unlike most terraced homes, this property boasts a substantial rear yard and even boasts a large, gated driveway for two cars.

It's clear that the current vendors have meticulously and lovingly maintained this fabulous home and would be the perfect home for someone looking to move somewhere ready to move into. The property is deceptively spacious throughout and offers excellent value for money. Just a short walk and you will find yourself in Egremont town centre, with its wide range of amenities. There are also local schools within walking distance. The property is within a short distance to the A595, offering excellent transport links to the nearby towns of Whitehaven and Workington and is an excellent base, from which to explore the less commercialised Western lakes and fells. Step inside, the modern composite door and you get your first glimpse of the style and finish you will find throughout. The beautifully presented lounge diner has dual aspect windows maximizing natural light. To the rear of the property, you will find the stylish kitchen with integrated appliances. To the first floor, there is a large double bedroom with a large, built in wardrobe and the contemporary modern bathroom suite with vanity unit. Stairs lead to the second floor, where you will find another spacious double bedroom with dual aspect skylight windows and plenty of under eaves storage.

Externally, the property continues to delight, with a substantial rear garden with lovely flagstone patio and large shed with lighting and power. To the rear of the garden there is gated access to a gated, gravelled driveway with enough room for two cars, setting this property apart from other terraced homes nearby. Viewing is highly recommended to see all this fabulous property has to offer, so call the office today.

ACCOMMODATION

Open plan lounge diner

Entered through a modern, composite door, the fabulous lounge diner is flooded with natural light from the dual aspect uPVC double glazed windows. The whole space is tastefully decorated and benefits from wood effect flooring, wall mounted lights and decorative coving. To the dining area, There is an electric, pebble effect fire, set in a raised alcove and a radiator is neatly placed below a uPVC double glazed window looking out over the front of the property. There is plenty of space for dining room furniture and there is a door to the first floor and an arch opens up to the lounge area. The lounge area has connections to house a large, flatscreen wall mounted TV, and there is a radiator, a large, under stairs storage cupboard and a uPVC double glazed window overlooking the rear garden. Provides access to the kitchen.



Kitchen

The kitchen has a range of stylish, high gloss wall and base units with complementary worktops and panelled splash backs. A composite sink, with draining board and mixer tap is set beneath a uPVC double glazed window overlooking the rear garden. The kitchen benefits from an area perfect for a range of integrated appliances including a fridge freezer, a double oven and grill and a slimline dishwasher. There is a stainless steel gas burning hob integrated into the worktop, with extractor in place above. There is a continuation of the wood effect flooring found in the lounge diner and the kitchen has plenty of illumination, with spotlights, under cupboard lighting and kick board lighting. A uPVC door leads out to the garden.



First floor landing

The first floor landing has an eye catching carpet, creating a striking feature. A uPVC double glazed window overlooks the rear of the property and doors lead to the first bedroom, the bathroom and the second floor.

Bedroom one

Situated at the front of the property the spacious double bedroom is tastefully decorated and benefits from decorative coving, a radiator and a uPVC double glazed window overlooking the front of the property. The room also boasts a large, built in wardrobe, with lighting and clothes rails making this a fabulous storage space.



Family bathroom

The contemporary bathroom is in fantastic condition and boasts a large vanity unit, with multiple drawers and cabinets, providing excellent storage and incorporates a concealed cistern toilet and a hand wash basin with mixer tap. The bathroom boasts stylish fully tiled walls, with easy clean panelling surrounding the bath. The bath has mixer taps and shower above with glass panel. The bathroom benefits from a chrome heated towel rail, ceiling spotlights, an extractor fan and monochrome tile effect flooring.

Bedroom two

A door from the first floor landing leads directly up to the second bedroom. This room would make an ideal master bedroom. Either side of the room there are useful under eaves storage and the room benefits from exposed ceiling beams, ceiling spotlights and two skylight windows illuminating the whole space.

Exterior

Unlike most terraced properties, this lovely home boasts a substantial garden to the rear, laid with flagstones. The garden is fenced around and boasts a large shed with lighting and power. A gate to the rear of the garden leads to a large, gravelled driveway, with off-road parking for two cars and gated access to the lane. The garden gets the sun throughout much of the day and feels very private, making this a fabulous space to entertain friends and families.

TENURE

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

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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



Floor 1



Floor 2



Approximate total area⁽¹⁾

871.45 ft²

Reduced headroom

1.89 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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