



Offered for sale with no forward chain

Open fields behind and fell views to the front

Spacious dual aspect lounge diner

Three good size bedrooms

Well maintained front and rear gardens ideal for the keen gardener

Popular residential area, with lovely walks on the doorstep

Perfect for first-time buyers, couples, and families

Nestled on the edge of a popular estate in an elevated position

Walking distance to popular local schools and amenities

Ample on street parking

Nestled in the heart of a popular residential area, this charming property is being offered for sale with no forward chain – perfect for first-time buyers, couples, and families looking to settle down in a quiet yet convenient location. Boasting a picturesque position with lovely walks right at your doorstep, this home is ideal for those who enjoy the great outdoors.

Surrounded by open fields at the back and offering stunning fell views from the front bedroom, this residence truly has the best of both countryside living on the edge of the town centre. Step inside through the light and airy hall into a spacious breakfast kitchen that seamlessly flows into the dual-aspect lounge diner, offering plenty of room for entertaining guests or simply relaxing after a long day.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, ensuring ample space for all your living needs. Situated on the edge of a sought-after estate in an elevated position, this property is within walking distance of the highly regarded local schools, such as Orghill and Bookwell, as well as shops and the town centre a stone's throw away.

Outside, the well-maintained front and rear gardens are a gardener's paradise, featuring a variety of plants and flowers, beautifully stocked borders, a charming seating area, and a pergola for added shade – perfect for enjoying the fresh air in the comfort of your own home.

With ample on-street parking to the rear, complete with gated access, this residence offers both convenience and privacy. Don't miss the opportunity to view this deceptively spacious property, located in a convenient yet tranquil elevated position.



Selling with First Choice Move

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.



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

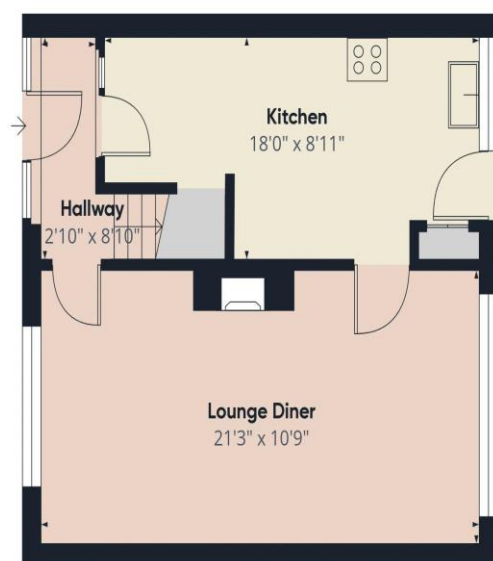
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.











Ground Floor



Floor 1

Approximate total area[®]
806.43 ft²

(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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