



**A beautiful home for a couple and families**

**Stylish, open plan kitchen and diner with French doors to the garden**

**Three well presented, tastefully decorated bedrooms**

**The garage is larger than average, makes an ideal workshop**

**Walking distance to the town centre and historic castle**

**New combi boiler installed in 2024**

**The lounge is beautifully decorated and feels very homely and has lots of natural light**

**Two parking areas plus a garage so lots of parking space**

**Private and low maintenance garden, perfect for entertaining**

**Numerous schools within easy reach, perfect for those with children**

Nestled in the heart of the charming town of Egremont, this delightful 3-bedroom semi-detached house is a true gem waiting to be discovered. As soon as you step inside through the eye-catching front door, you are greeted by a lovely hallway with a designer radiator setting the tone for what's to come. The lounge is a cosy haven, beautifully decorated and flooded with natural light streaming through the bow window that overlooks the front. The layout seamlessly flows into the dining area, providing ample space for a family dining table and there are French doors. The modern kitchen is a chef's paradise, equipped with sleek units offering plenty of storage and a glazed door leading out to the rear garden, perfect for enjoying alfresco dining on warm summer evenings.

Venture upstairs to find three well-appointed bedrooms, including a spacious master bedroom featuring tasteful décor and a large window allowing sunlight to fill the room. Both additional bedrooms are equally inviting, complete with fitted wardrobes and designer radiators. The stylish bathroom is a sanctuary in itself, boasting an attractive vanity unit, an L-shaped bath with a rainfall and handheld showerhead, and a chrome heated towel rail. Outside, parking is a breeze with a block-paved driveway accommodating two cars, additional parking in front of the garage, and a larger than garage fitted with base units, lighting, power points, and a workstation.

The rear garden is a private oasis designed for low maintenance living, featuring a spacious patio, an artificial lawn area, and a handy garden shed. Surrounded by fencing, the garden offers a sense of seclusion where you can unwind and enjoy the peaceful surroundings. Located within walking distance to Egremont town centre and the historic castle, this property is also conveniently close to a range of schools, including the highly regarded Bookwell Primary School just a minute's stroll away. Egremont itself is a vibrant community with an array of shops, cafes, and amenities, making it a sought-after destination to call home. Don't miss out on the opportunity to own this exquisite property – book your viewing today and start envisioning your life in this lovely home.



## ACCOMMODATION

### TENURE

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

### COUNCIL TAX BAND B

### 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.

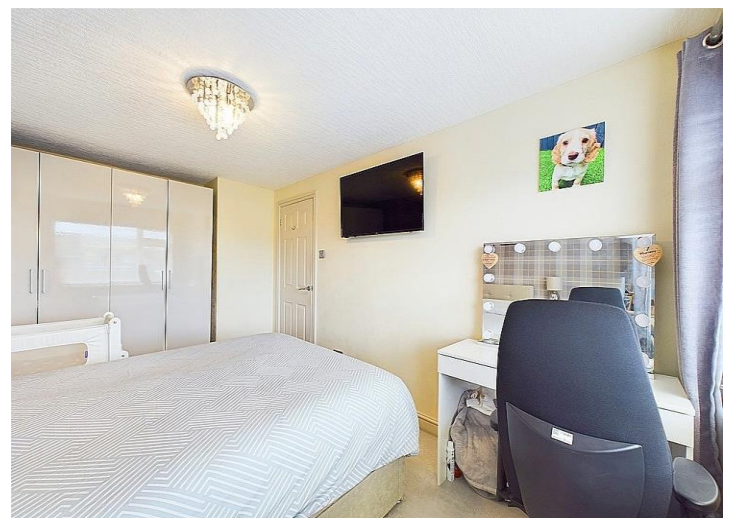
### MORTGAGES

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.





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)

