



Offered for sale with no forward chain

Sought-after area of Egremont

Walking distance to the town centre

Within easy reach of numerous schools

Spacious lounge with attractive fireplace

Dining/sitting room with original floor and cupboards

Kitchen benefits from a separate utility room

Two good sized bedrooms and a versatile loft room

Yard and spacious, sun trap garden

Ideal to add your own stamp or value

Whether you dream about adding value or your own stamp to your next home, this property could be ideal. Located on a sought-after, traditional row of terraced houses, the property certainly has a lot to offer. The accommodation is set over three floors and boasts a spacious garden at the rear. Whilst in need of some modernization, the property offers excellent value for money and will be an excellent choice of home for anybody looking to add value or their own taste and style to their next home. The location is certainly convenient, just a short walk and you'll find yourself in Egremont town centre, where there is a wide variety of shops, café's and amenities. Not only that, but a minutes walk from the property and you will find yourself in the grounds of Egremont's historic castle. For those with children, there are numerous schools within easy reach including Bookwell primary School, which is just a stones throw away. The property is set back from the road with a small garden to the front, which has a variety of plants and flowers. Step inside, you'll find yourself in the vestibule which leads through to the hallway. There are two reception rooms, the first would make an ideal lounge, with a cast-iron, open fire. The second room has a beautiful, original slate floor and cupboards which create a fabulous, eye-catching feature. This room makes an excellent sitting room but as it is next to the kitchen, would also make an ideal dining room. Beyond the second reception room, there is the kitchen which leads through to a separate utility room. The utility room also provides access to the bathroom. Heading up to the first floor, the spacious landing leads to both bedrooms. The bedrooms are both of a generous size. The property benefits from a spacious loft room, which would make an excellent home office, games room or dressing room if desired. At the rear of the property, there is a good size yard with a useful shed. Unlike many terraced properties, this one also has a spacious garden. At the moment there is a wide variety of mature trees, including fruit trees, and these could be trimmed back or removed to show off the true space of the garden. The garden enjoys the sun throughout the day and is a lovely place in which to relax and enjoy the sunshine. Internal viewing is highly recommended to fully appreciate all this property has to offer.

ACCOMMODATION

Vestibule

The vestibule is accessed by a traditional door, which boasts an eye-catching frosted glass panel and top panel, allowing in plenty of light. The vestibule has decorative coving, dado rail and leads through to the hallway.

Hallway

The hallway features decorative coving, dado rail, wood flooring and a radiator. Traditional doors lead to the lounge, dining room and there are stairs to the first floor landing.

Lounge

This spacious room boasts an open fireplace, with an attractive cast-iron surround. There is original wood flooring, decorative coving, a radiator and a uPVC double glazed window to the front.

Dining/sitting room

As you enter this room you won't miss the original slate flags on the floor and your eyes will also be drawn to the original cupboards, which create quite a feature. This versatile room could be used as a sitting room or dining room, the choice really is yours. The room has a radiator and a uPVC double glazed window that looks out to the rear.

Kitchen

The kitchen incorporates a range of wall and base units, with a complementary wood worktop. There is a dual sink with mixer tap, set below a uPVC double glazed window. The kitchen has a built-in electric oven with a separate electric hob and extractor above. There is decorative coving, a radiator and a glazed door leads out to the exterior. From the kitchen you can also access the utility room.

Utility room

Here you will find plumbing for a washing machine and space for a tumble dryer. There is a handy work surface, and the utility also houses the boiler. There is a large pantry cupboard, a radiator and a uPVC double glazed frosted window. A door from the utility leads through to the bathroom.

Bathroom

The bathroom currently incorporates a bath with shower above, a toilet and a pedestal hand wash basin. A radiator is in place and there are partially tiled walls and a uPVC double glazed frosted window.



First floor landing

As you head up to the first floor you will notice the half landing, with a uPVC double glazed window above. The landing provides access to both bedrooms and the loft room.

Bedroom one

A large double bedroom with a radiator and a uPVC double glazed window to the front.

Bedroom two

The second generously sized room has a radiator and a uPVC double glazed window overlooking the rear.

Loft room

A versatile loft room, which could be used as a home office or simply to provide excellent, easily accessible storage. The room benefits from exposed beams, two radiators and a skylight.



Exterior

At the rear of the property there is a spacious yard with a useful shed. Beyond the yard you will find the garden. The garden has a wide variety of fruit trees and is actually rather spacious. Not only that, but the garden enjoys the sun throughout much of the day. If desired, some of the trees could be removed to create a large family size garden, which will be a lovely place in which to sit out and enjoy the sunshine.

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.





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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1103.09 ft²

Reduced headroom

146.6 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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