



**Offered for sale with no forward chain**

**Walking distance to the town centre and shops**

**Modern kitchen and shower room**

**Benefits from a yard to the rear**

**Offers great value for money**

**Ideal buy to let investment or perhaps a easy to maintain first home**

**Neutral décor thought out, light and airy property**

**Two good sized bedrooms**

**Attractive traditional frontage**

**Good return on investment**

This charming 2-bedroom terraced house is up for grabs, with the added bonus of being offered for sale with no forward chain. Whether you're on the lookout for an ideal buy-to-let investment opportunity or simply seeking a low-maintenance first home, this property ticks all the boxes. Strategically positioned within walking distance to the vibrant town centre and its array of shops, cafes, and convenient bus routes, every amenity you need is just a stone's throw away. For history buffs or weekend explorers, Egremont Castle is a mere few minutes stroll, offering a glimpse into the town's rich past. Step inside, and you'll be greeted by neutral décor that flows seamlessly throughout, creating a light and airy ambience that instantly feels like home. The modern kitchen and sleek shower room add a touch of contemporary flair, while the two good-sized bedrooms provide ample space for rest and relaxation. Outside, a yard to the rear complements the attractive traditional frontage, making this property a true gem that offers great value for money.

Whether you're rushing out for work in the morning or coming home after a long day, there is plenty of on street parking in the area. So, if you're in the market for a well-positioned property that effortlessly blends modern comforts with convenient town living, look no further. Call to arrange a viewing, before you miss out.



## TENURE

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

## COUNCIL TAX BAND A

## EPC D

## 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

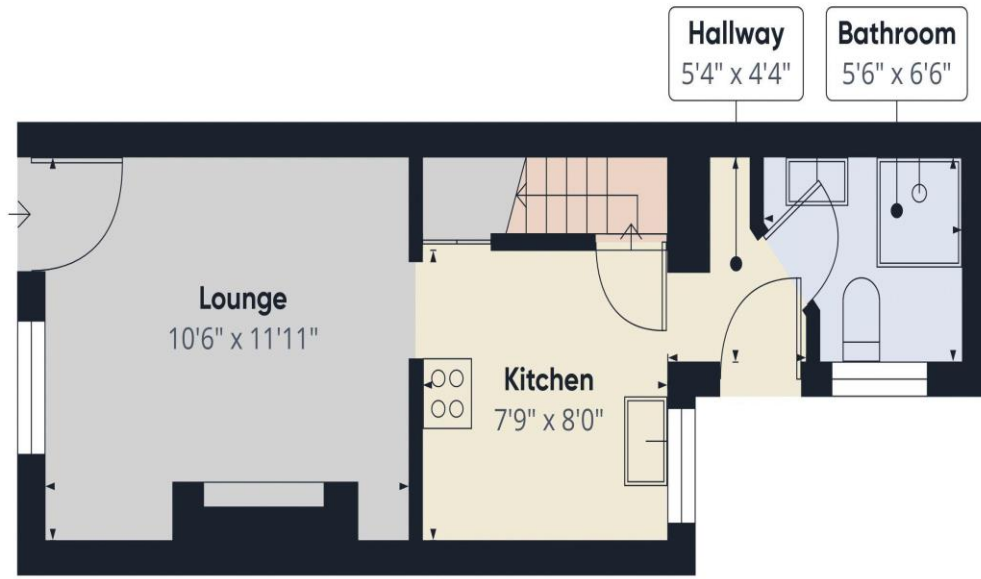
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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

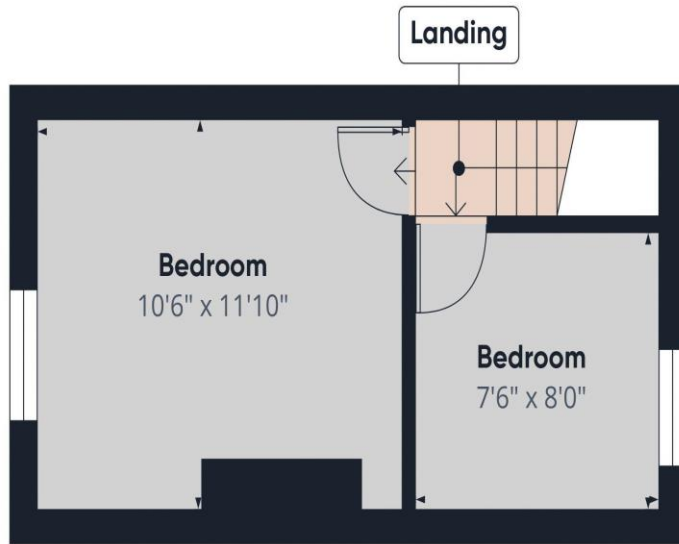
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
431.42 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 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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