



**Well presented semi detached home**

**Tastefully decorated and ready to move into**

**Master ensuite, family bathroom and ground floor WC**

**Easy access to neighbouring towns and the A595**

**Driveway for off road parking**

**Located on a popular modern estate**

**Open plan kitchen diner with patio doors**

**Walking distance to the town centre and local amenities**

**Ideal for first time buyers, couples and families**

**Low maintenance patio style garden**

Nestled on a popular modern estate within walking distance from the heart of Egremont town centre, this well-presented three-bedroom semi-detached home offers the perfect blend of comfort and convenience. Ideal for first-time buyers, couples, or families, the property exudes a sense of spaciousness and light from the moment you step inside. With local schools just a stone's throw away, and quick access to the A595 for effortless commutes to neighbouring towns such as Whitehaven and Workington, this charming home is not just a dwelling but a launchpad for exploring the Western lakes and fells.

Upon entering, you're greeted by a welcoming entrance hall leading to a convenient downstairs WC. The light-infused lounge boasts a contemporary ambience, while the kitchen diner features wood-effect units and a delightful dining area with patio doors opening to the rear patio.

Upstairs, three well-appointed bedrooms await, with the master benefiting from a chic ensuite shower room. Completing the upper level is a stylish family bathroom, which is conveniently located by the bedrooms.

Outside, the property offers off-road parking on the driveway, while the low-maintenance patio-style garden at the rear is perfect for al fresco dining or simply soaking up the sunshine. Ready to be cherished by new owners, this lovely property is ready to move right in. Don't miss out on this opportunity to make this property your own - book a viewing today





## 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.

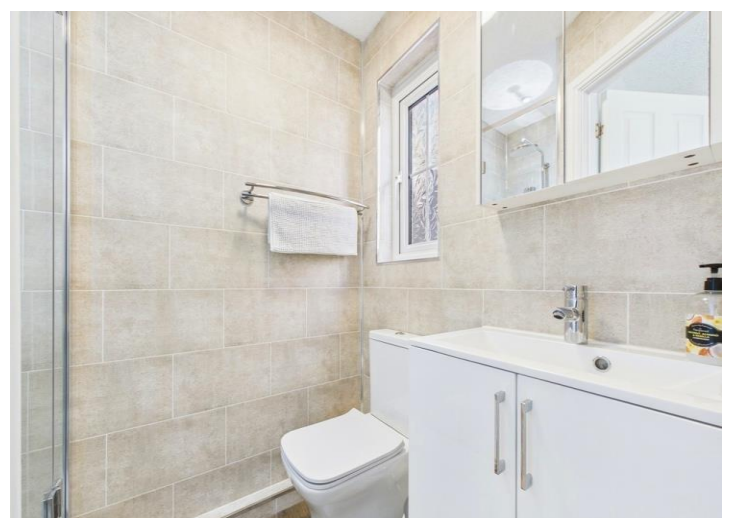
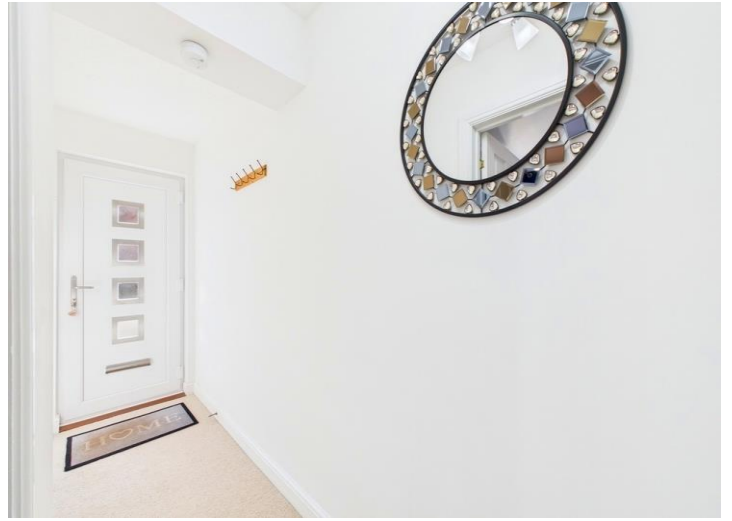
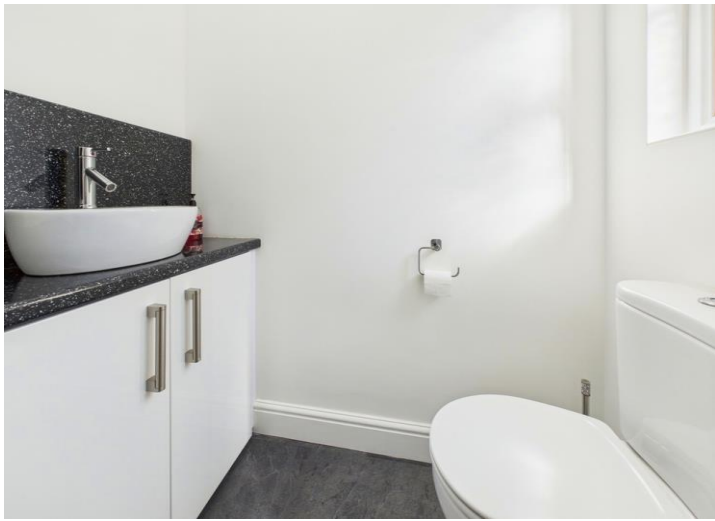
## Mortgages

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.



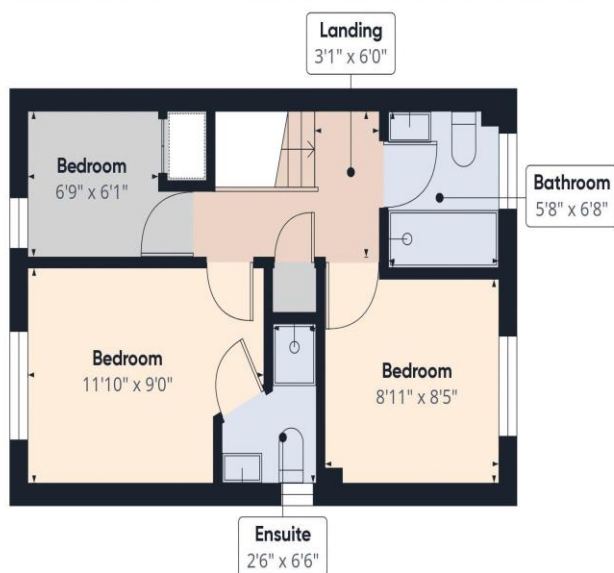








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
717.85 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 are based on RICS IPMS 3C standard.

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