

# PFK

18 Nelson Square, Egremont, Cumbria CA22 2BE

Guide Price: £110,000





## LOCATION

Egremont is a market town on the west coast of Cumbria approximately five miles south of Whitehaven on the River Ehen. The town, famous for its annual Crab Fair and world famous gurning competition, offers a good range of local amenities and schools, including the Westlakes Academy, and has excellent transport links via the A595. The delights of the Lake District National Park are also within easy reach as too are many other attractions on the west coast, such as the beaches at Seascale and St Bees Head.

## PROPERTY DESCRIPTION

A rarely available, three bedroom, mid terraced family home situated in the ever popular Castle Croft area of Egremont, just a short walk to town centre amenities including highly regarded primary and secondary schools. The property has recently undergone a full re-decoration throughout and is now 'turn key' ready.

Well presented and deceptively spacious, accommodation briefly comprises sitting room, kitchen with breakfast bar dining and cloakroom/WC to the ground floor. To the first floor there are three good sized bedrooms, two with storage/wardrobe space, and a three piece family bathroom. Externally there are enclosed, lawned gardens to both front and rear.

This property would make a perfect starter home or would also be great for young and growing families. Equally, the property has also received an attractive monthly yield over previous years, making it a great BTL investment. Viewing is highly recommended.

## ACCOMMODATION

### Entrance Hall

1.2m x 1.0m (3' 11" x 3' 3") Accessed via part glazed uPVC front door. With stairs to first floor and door to living room.

### Living Room

4.3m x 4.0m (14' 1" x 13' 1") A generous reception room with twin windows to the front, large storage cupboard, contemporary white fireplace housing electric fire and part glazed door to:-

### Kitchen

3.7m x 2.6m (12' 2" x 8' 6") Fitted with a range of wall, base and display units with complementary black granite effect work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap, and tiled splashbacks. Integrated oven with gas hob, stainless steel backplate and extractor fan over, integrated washing machine and dishwasher, space for fridge freezer. Matching breakfast bar providing informal dining space for two, twin rear aspect windows and door to rear porch.

### Rear Porch

0.9m x 1.6m (2' 11" x 5' 3") With storage cupboard and part glazed uPVC door leading to the rear garden.

### Cloakroom/WC

0.7m x 1.6m (2' 4" x 5' 3") Fitted with WC and obscured rear aspect window.

## FIRST FLOOR LANDING

With loft access and doors to first floor rooms.

### Principal Bedroom

4.6m x 3.0m (15' 1" x 9' 10") Generous double bedroom with twin windows to the front aspect and large storage cupboard.

### Bedroom 2

2.9m x 3.7m (9' 6" x 12' 2") Rear aspect double bedroom overlooking the garden.

### Bedroom 3

1.7m x 2.6m (5' 7" x 8' 6") Front aspect single bedroom with walk in dressing area (which could also provide wardrobe space).

### Family Bathroom

2.1m x 1.5m (6' 11" x 4' 11") Fitted with three piece suite comprising bath with tap connected mains shower over, wash hand basin in vanity unit and WC. Vertical heated chrome towel rail, part tiled walls and obscured rear aspect window.

## EXTERNALLY

### Gardens

To the front, there is an enclosed lawned garden with gravelled border and a covered passageway which runs between this and the neighbouring property and leads to the rear. The enclosed rear garden is laid to lawn with patio area.

## ADDITIONAL INFORMATION

### Personal Interest Disclosure

Estate Agency Act 1979 Please be advised the seller is an associate of an employee of PFK Estate Agents.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band A

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Nelson Square can be located using the postcode CA22 2BE and identified by a PFK 'For Sale' board. Alternatively by using What3Words///book.restores.outbid



