



**Thorny Road  
Thornhill  
Egremont  
Cumbria  
CA22 2RY**

**Offers In Excess Of £84,000**

**bettermove**

# Thorny Road Egremont

Bettermove are pleased to welcome to the market this charming 3 bedroom terraced house in Thornhill, available with no forward chain.

There are tenants living in the property - current rental yields can be obtained through Bettermove.

The property benefits from double glazing and electric heating throughout. The council tax band is A.

The interior of this well presented property comprises a spacious living room, fitted kitchen and WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts an enclosed rear garden.

Situated in the popular village of Thornhill, the property is close to nearby Egremont and Whitehaven where a range of amenities are available, including shops, supermarkets, cafes and pubs. Transport connections can be found from the A595, Nethertown and Braystones rail stations.

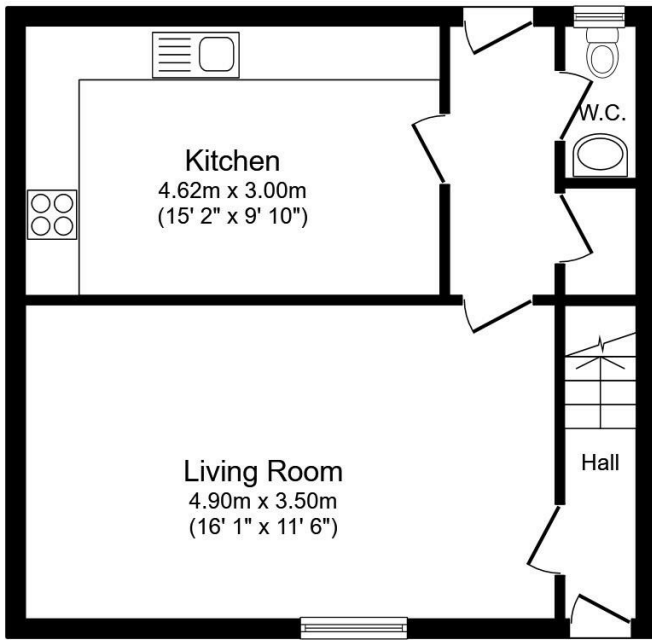
This exciting investment opportunity should not be missed and all enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

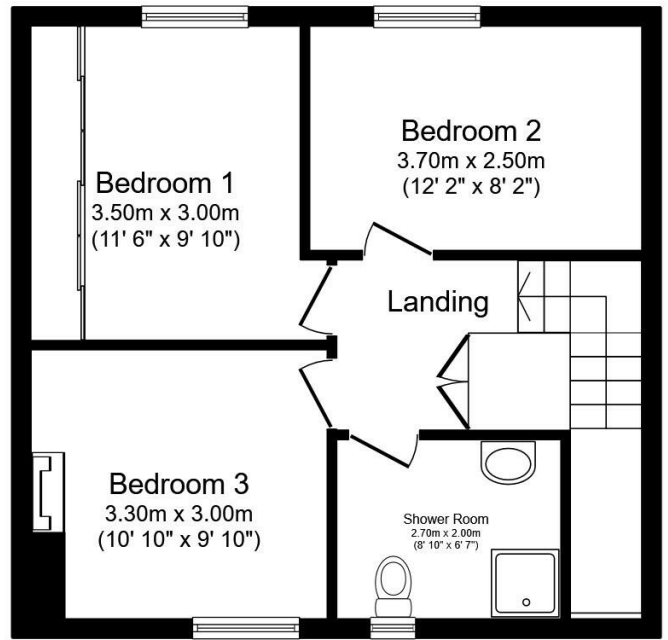
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**



**First Floor**

Total floor area 89.8 sq.m. (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)