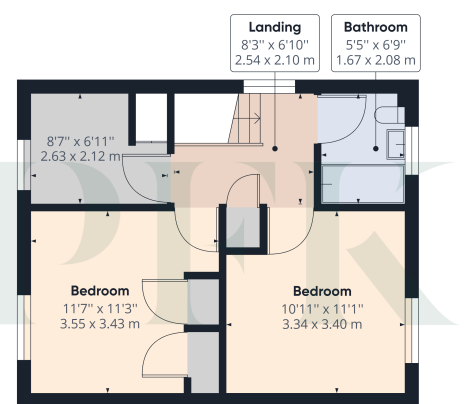
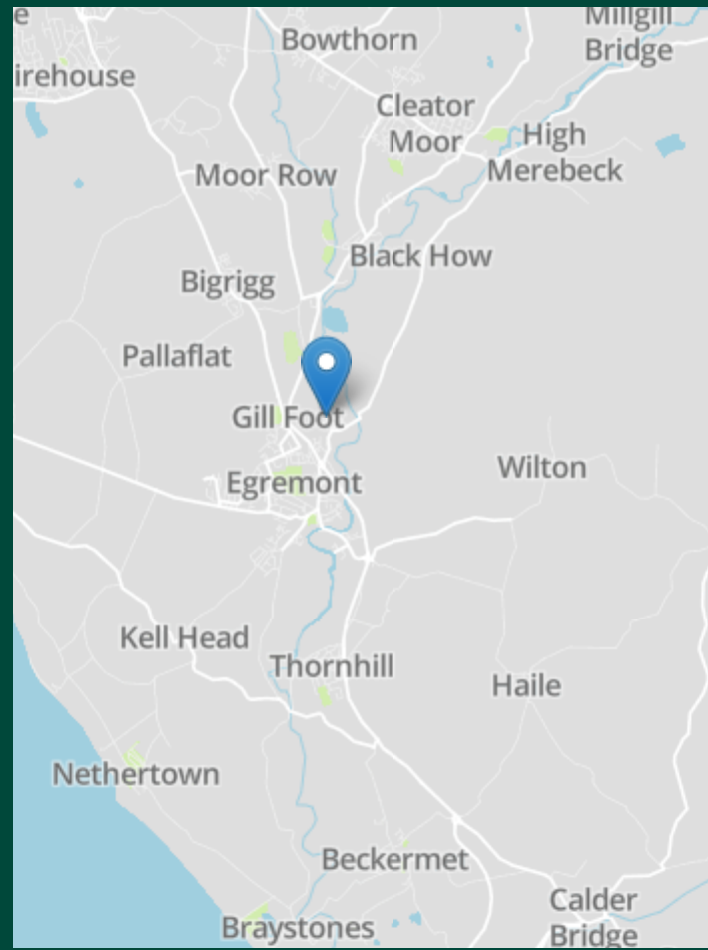


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



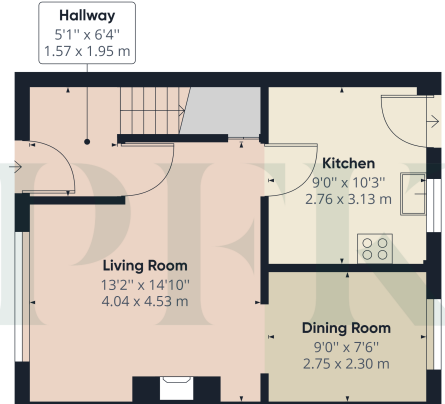
PFK

Approximate total area**
392.85 sq ft
36.50 sq m

**Excluding balconies and terraces

While every effort has been made to ensure accuracy, all measurements are approximate and should not be relied upon for any legal purposes. This floor plan is for illustrative purposes only.

DRW15EM0



PFK

Approximate total area**
405.51 sq ft
37.49 sq m

**Excluding balconies and terraces

While every effort has been made to ensure accuracy, all measurements are approximate and should not be relied upon for any legal purposes. This floor plan is for illustrative purposes only.

DRW15EM0



82 Dent View, Egremont, Cumbria, CA22 2ET

- 3 bed semi detached
- Ideal first time buy
- Tenure: freehold
- Immaculately presented
- Popular location
- EPC rating C
- Gardens & garage
- Council Tax: Band B

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01900 826205



cockermouth@pfk.co.uk



www.pfk.co.uk

LOCATION

Egremont is a market town on the west coast of Cumbria approximately 5 miles south of Whitehaven on the River Ehen. The town offers a good range of local amenities and schools, including the Westlakes Academy, and excellent transport links via the A595. The delights of the Lake District National Park are 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

This immaculate, 3 bed semi detached home, located on the desirable estate of Dent View, enjoys well proportioned and comfortable family accommodation throughout. Accommodation briefly comprises entrance hall, spacious living room, dining room and modern kitchen to the ground floor. To the first floor, there are three good sized bedrooms and a three piece family bathroom. Externally there is a detached single garage, lawned garden to the front and a low maintenance garden to the rear, laid to artificial lawn with generous patio seating area. Dent View is an ideal purchase for first time buyers looking for a home that requires no additional work, inside or out and is move in ready, with added bonus of no onward chain.

Viewings are available through PFK.

ACCOMMODATION

Entrance Hallway

1.57m x 1.95m (5' 2" x 6' 5") Accessed via part glazed UPVC door. With stairs to the first floor and doors giving access to the ground floor rooms.

Living Room

4.0m x 4.5m (13' 1" x 14' 9") A generous front aspect reception room with large window overlooking the garden, feature fireplace with wood mantel and slate hearth, understairs storage cupboard an attractive open archway into the dining room.

Dining Room/Playroom

2.75m x 2.3m (9' 0" x 7' 7") A rear aspect reception room enjoying views over the garden. With laminate flooring and ample space for a six to eight person dining table.

Kitchen

2.76m x 3.13m (9' 1" x 10' 3") Fitted with a range of wall and base units with complementary oak work surfacing and upstands, incorporating 1.5 bowl sink and drainer unit with mixer tap. Integrated appliances include countertop mounted four burner gas hob with stainless steel splashback and extractor over, washing machine and eye level double oven and microwave. Space for full height fridge freezer, mosaic tiled splashbacks, tiled flooring, rear aspect window and part glazed UPVC door out to the rear.

FIRST FLOOR

Landing

With loft access hatch, side aspect window and doors giving access to the first floor rooms.

Bathroom

1.67m x 2.0m (5' 6" x 6' 7") Fitted with a three piece suite comprising WC, wash hand basin set in a vanity unit and P shaped bath with mains shower over. Fully tiled walls, vertical heated chrome towel rail and obscured rear aspect window.

Bedroom 1

3.55m x 3.43m (11' 8" x 11' 3") A front aspect double bedroom with twin built in wardrobes/storage cupboards.

Bedroom 2

3.34m x 3.4m (10' 11" x 11' 2") A rear aspect double bedroom enjoying views towards the Lakeland fells.

Bedroom 3

2.63m x 2.12m (8' 8" x 6' 11") A front aspect single bedroom with views over the front garden.

EXTERNALLY

Gardens & Parking

To the front of the property, there is a lawned garden area with gated side access leading to the rear. The enclosed rear garden is laid mainly to artificial lawn (Astroturf) with generous patio seating area.

Garage

Single garage with up and over door, power and part glazed pedestrian door out to the rear garden.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

ADDITIONAL INFORMATION

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Whitehaven travel south on the A595 and continue through the village of Bigrigg, down Clintz Brow towards Egremont and take the second exit at the roundabout. At the next roundabout take the 1st exit and continue up East Road. Turn right onto Dent View where the property can be found towards the back of the estate on your right.

