



1 CROFT TERRACE | EGREMONT | CUMBRIA | CA22 2AT

PRICE £130,000





SUMMARY

This spacious end terrace family home is located close to the centre of Egremont and is within easy access of the shops, schools and the castle ruins. Enjoying an open outlook over a green at the front and with residents parking to one side, the property includes an entrance hall, living room, a generous kitchen/dining room with space for sofa, a useful ground floor WC, three decent bedrooms and a first floor family bathroom. The garden is enclosed and low maintenance plus there is a handy storage shed to the side. Offered chain free and a great buy for someone!

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A part double glazed PVC door leads into hall with doors to rooms, double radiator, coved ceiling, stairs to first floor, under stairs recess, dado rail

LIVING ROOM

Double glazed window to rear, double radiator, coved ceiling, electric fire and hearth

GROUND FLOOR WC

Double glazed window to front, low level WC. Corner wash hand basin with cupboard under, tiling to half wall height, coved ceiling

KITCHEN/DINING ROOM

A generous open plan room. The kitchen area is fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob with oven and extractor, integrated fridge, space for washing machine, double glazed window to front, larder/utility cupboard, open to dining area.

The dining area has space for family table and chairs plus sofa, double glazed French doors to garden, built in cupboards to one wall, double radiator, coved ceiling

FIRST FLOOR LANDING

Doors to rooms, built in airing cupboard, double glazed window to front, built in storage cupboard with wall mounted combi boiler, double radiator, dado rail, coved ceiling

BEDROOM 1

Double glazed window to rear with blinds, coved ceiling

BEDROOM 2

Double glazed window to rear with blinds, coved ceiling

BEDROOM 3

Double glazed window to rear with blinds, coved ceiling



BATHROOM

Double glazed window to front, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Chrome towel rail, tiled walls, coved ceiling

EXTERNALLY

To the front is an area of green with a perimeter path where a gate leads to a small front garden and path to a covered storm porch and front door. To the rear there is an enclosed garden area laid with paved patio area, gravel beds with space for potted plants, mature tree and a useful attached garden store.

There is residents parking to one side of the green.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge

Broadband type & speeds available: Standard 19Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates EE and O2 have service indoors but other providers have limited signal. All networks have signal outdoors

Planning permission passed in the immediate area: None known

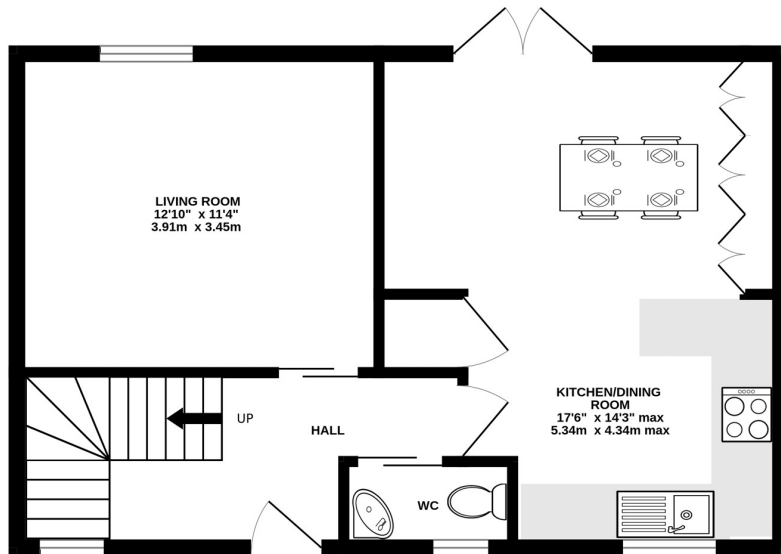
The property is not listed

DIRECTIONS

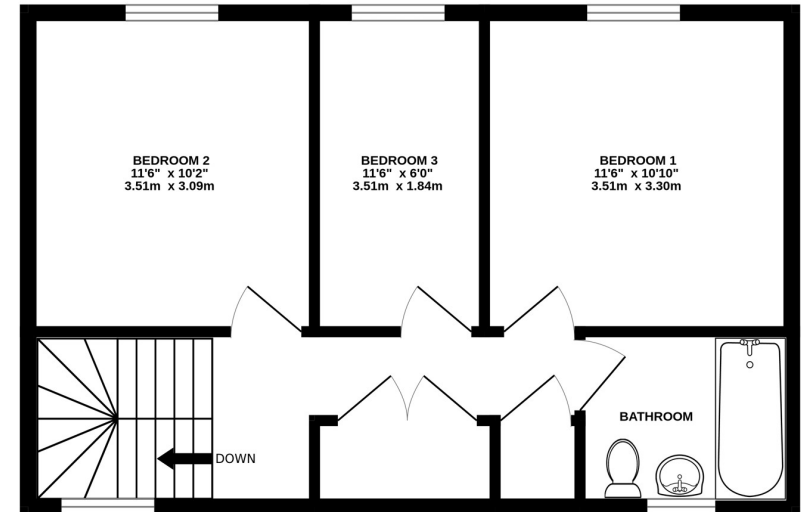
From Whitehaven head south on the A595 to Egremont and at the second roundabout turn right down Main Street. Pass the market square and war memorial and take the next left turn into Church Street, taking a right into Cross side and then right again into Croft Terrace. Park in the residents area at the far end and walk onto the green where the property will be located on the left hand side.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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