

# 3 bedroom semi-detached house for sale, Spedding Close, Egremont CA22 (1390 GBP)

Location **North, Cumbria**  
<https://www.freeadsz.co.uk/x-162439-z>



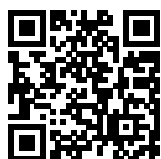
A 3 Bedroomed Semi-Detached House having the benefit of Gas Central Heating and Double Glazing, Gardens and Drive. The property is being offered for sale with no onward chain. EPC awaited. Location Located on this small residential development on the outskirts of the town being convenient for local amenities, schools and having good road links to the commercial areas of west Cumbria and western lakes. Our View A lovely 3 Bedroomed Semi Detached House comprising Entrance Hall, Cloakroom/W.C, Lounge/Dining Room, Kitchen. First Floor. Landing, 3 Bedrooms, Bathroom/W.C. Externally Gardens and Drive. first floor Entrance Hall Cloakroom / WCLounge / Dining Room Lounge Area 13' 2" x 12' 8" (4m x 3.85m) Dining Area 11' 8" x 7' 6" (3.55m x 2.28m) Kitchen 8' 8" x 11' 6" (2.64m x 3.49m) Landing Bedroom 11' 3" x 9' 8" (3.42m x 2.93m) Bedroom 12' 10" x 8' 9" (3.92m x 2.67m) Bedroom 7' 4" x 7' 2" (2.23m x 2.19m) Bathroom / WC 5' 6" x 6' 4" (1.68m x 1.92m) Outside Gardens Drive IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

01946 878145



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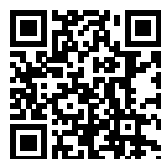
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