



Well presented and in a desirable location, 26 Woodbank is a lovely family home with lots to offer. Situated in a quiet residential area of Egremont, the property is just a short walk to the shops and popular local schools and is ideally located for Sellafield and Whitehaven. The accommodation briefly comprises: hallway, bright and airy lounge, dining room, modern kitchen and utility. To the first floor and three double bedrooms and a large stylish bathroom. What sets this property apart is the garden. The front is low maintenance with a range of plants and shrubs and a driveway leading to the garage. The rear garden boasts a lawn and patio with a pleasant view over the River Ehen and the field beyond, making it ideal to wind down with a glass of wine after a busy day. There are also steps leading down to the river, providing access to the water. There is also an integral garage. Internal viewing is a must to fully appreciate the accommodation on offer and the tranquil feel to the property.

Hallway - 13' 6" x 7' 0" (4.11m x 2.13m) Through a uPVC door with double glazed frosted glass and matching side panels. Laminate flooring, double panel radiator, phone point and an understairs storage cupboard with lighting. Provides access to the lounge, kitchen and stairs leading to the first floor landing.

Lounge - 14' 8" x 13' 1" (4.47m x 3.98m) A spacious, bright and airy lounge with an open fireplace which has the possibility of installing a wood burning stove (also has a gas point), and features a tiled hearth and built in mantelpiece. Laminate flooring, TV and Sky points, dado rail, double panel radiator and a large uPVC double glazed window.

Kitchen - 10' 4" x 12' 1" (3.15m x 3.68m) A modern fitted kitchen comprising a range of wall and base units with a complementary granite effect worksurface, built in double electric oven, separate 5 ring gas hob with stainless steel extractor above. Stainless steel 1.5 sink with drainer and mixer tap, integrated dishwasher, tiled splashback and tiled flooring. Sunken ceiling spotlights, decorative coving, single panel radiator and a large uPVC double glazed window offering pleasant views over the river and field behind. Provides access to the utility through a uPVC door with double glazed frosted glass and to the dining room.

Dining room - 12' 3" x 10' 11" (3.73m x 3.32m) A good sized dining room with ample space for a dining table and chairs, dado rail, single panel radiator, decorative coving and a large uPVC double glazed window overlooking the rear garden and field beyond.

Utility room An excellent addition to the property and provides access to the house without traipsing mud through. There is a corridor which leads to the utility area where there is plumbing for a washing machine, space for a tumble dryer and a granite effect worksurface, ideal for sorting laundry. Houses the combi boiler, tap, tiled flooring, sunken ceiling spotlights and a uPVC double glazed frosted window. Provides access to the garage and the front and rear gardens through uPVC doors with double glazed frosted glass.

Stairs leading to: First floor landing A stylish wrought iron banister leads to a spacious landing benefiting from power points and a uPVC double glazed window. Provides access to three bedrooms, bathroom and the loft.

Master bedroom - 14' 7" x 12' 2" (4.44m x 3.71m) A spacious double bedroom benefiting from

Sky and TV points, laminate flooring, double panel radiator and a large uPVC double glazed window. Bedroom two - 12' 9" x 10' 11" (3.88m x 3.32m) A good sized double bedroom with double panel radiator and a uPVC double glazed window. Living pleasant view over the river Ehan. Bedroom three - 10' 11" x 12' 2" (3.32m x 3.70m) A good sized double bedroom featuring a built in chest of drawers, storage under bath, double panel radiator and a uPVC double glazed window. Bathroom - 6' 6" x 7' 6" (2.01m x 2.29m) large splash bathroom featuring a shaped bath with mixer tap and power overhead wind controls, heated onto a tiled surface. WC and en-suite wash basin with mixer tap and a vanity unit. The en-suite works as a bedroom when closed with a single panel radiator, two wardrobes, tiled floor, wooden ceiling, spotlights, chrome heated towel rail, extractor and a large uPVC double glazed frosted window. Exterior to the front the property benefits from a driveway which leads to the garage. There is also a well maintained garden with a variety of plants. To the rear the property comes in a house with low maintenance garden which has a patio area and steps leading down to the river Ehan. This really is a delightful place to relax and unwind which enjoying the pleasant view on offer. Garage single up and over garage with power lighting and a uPVC double glazed frosted window to the rear. **SAVE 'EM WITH FIRST CHOICE MOVE** are pleased to offer a family run, independent estate agent service in Cumbria, offering sale and rental services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. We understand you want your property sold or rented as quickly as possible, and that is why we have invested in such a large marketing network to make

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