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3 bedroom semi-detached house for sale, Dent View, Egremont, Cumbria CA22 (1200

Location **North, Cumbria**
https://www.freeadsz.co.uk/x-166499-z

A well-presented, end link house situated on a popular residential estate on the outskirts of Egremont. The property benefits from UPVC double glazing and gas central heating and briefly comprises entrance hall, lounge, dining kitchen, utility and downstairs WC. To the first floor are three bedrooms and bathroom. Low maintenance front garden and to the rear a private decked and paved patio garden and separate garage.Ground FloorEntrance HallwayStairs to first floor and door to lounge.Lounge14' 2" max x 14' 6" (4.32m x 4.42m) UPVC double glazed window to the front, radiator, shelved understairs cupboard with light (used as a data room providing network services to the property), and sliding glass doors leading into the dining kitchen.Dining Kitchen17' 9" x 8' (5.41m x 2.44m) A range of wall and base units with complementary worksurface and matching splashback incorporating a Blanco composite sink with mixer tap and built in waste disposal unit. Neff appliances comprising electric double oven with warming drawer and five ring gas hob with extractor above, integrated dishwasher and integrated fridge. UPVC double glazed window to the rear, spotlights to the ceiling, laminate flooring, radiator and UPVC double glazed door to the utility area.Utility Area6' x 5' 6" (1.83m x 1.68m) Wall and base units with complementary worksurface incorporating plumbing for washing machine, space for tumble dryer and space for full height freezer. Radiator, UPVC double glazed door to the side of the property, motorised skylight and door to WC.WCUPVC skylight, extractor fan, wall mounted WC and wall mounted wash hand basin.First FloorLandingUPVC double glazed window to the side, doors to rooms and access to loft via a pull down ladder.Bathroom7' x 5' 7" (2.13m x 1.70m) UPVC double glazed window to the rear, part tiled walls, radiator, wall mounted electric heater, low level WC, pedestal wash hand basin and panelled bath with gas shower and folding shower screen above.Bedroom 111' 8" x 10' 10" (3.56m x 3.30m) UPVC double glazed window to the rear, single radiator, spotlights to the ceiling and laminate wood floor.Bedroom 210' 1" x 10' (3.07m x 3.05m) UPVC double glazed window to the front, radiator, laminate floor and spotlights to the ceiling. Fitted bedroom furniture incorporating lighting, wardrobes, overbed cupboards, headboard and bedside cabinets.Bedroom 38' 7" x 7' (2.62m x 2.13m) UPVC double glazed window to the front, double radiator, wardrobe with sliding door and spotlights to ceiling.OutsideOutsideTo the front of the property is a pathway to the front door, and shillied areas housing a range of bushes and shrubs. To the rear there is a decked area with steps leading down to a paved patio, and gate leading out to the rear lane.GaragePower and light.NotesCOUNCIL TAX BAND We are informed the property is band B.TENURE We are informed the property is Freehold.SERVICES Mains water, gas and electricity are connected.FIXTURES AND FITTINGS To be confirmed by the vendor.VIEWING Cumbrian Properties ELA Ltd, 12 King Street, Whitehaven

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