



GRISDALES

PROPERTY SERVICES



53 Gosforth Road, Seascale, CA20 1PQ

£200,000

ONLINE VIEWING AVAILABLE

Well... this property has certainly been transformed over the last couple of years with pure heart and soul put into by the current owner. Sitting pleasantly on a generous plot extending to approximately 590m², the property has granted planning permission for a two storey extension to the right side... continuing with these plans will still leave you with a generous amount of outside space. This lovely property will make a cracking family home with great schools and the sandy Seascale beach nearby alongside easy access to our areas largest employment hub.

For sale with NO ONWARD CHAIN.... Call us today to arrange your viewing on 01946 693931.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T : 01946 693 931 | E : whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electric and water supplies.

Please note the property has undergone a complete transformation internally including plaster work, plumbing, windows, doors, electrics.

ENTRANCE

UPVC door with glass paneling to:

ENTRANCE HALL

Side aspect window, under stairs storage space, radiator, stairs to the first floor with oak handrailing and newl posts, access to:

LOUNGE

14'0" x 10'5" (4.29 x 3.20)



Large front aspect double glazed window, radiator, wood burning stove.

KITCHEN/DINER

20'6" x 10'7" (6.27 x 3.23)



Newly fitted Howdens Kitchen comprising of a range of wall and base units with complimentary work surfaces and surrounds, freestanding oven and hob, inset stainless sink unit, additional inbuilt storage space, double glazed window, double glazed French doors to patio, radiator.

STAIRS AND FIRST FLOOR LANDING

Double height ceiling providing a light and airy space, side aspect double glazed window, linen storage cupboard, radiator and doors to:

BEDROOM ONE

12'4" x 10'7" max (3.76 x 3.23 max)



Double bedroom with front aspect double glazed window, radiator.

BEDROOM TWO

11'5" x 10'2" (3.48 x 3.10)



Double bedroom with rear aspect double glazed window, radiator.

BEDROOM THREE

9'8" x 7'8" (2.95 x 2.34)

Single bedroom with front aspect double glazed window, radiator.

BATHROOM



Three piece suite in white comprising shower-bath with tongue and groove panelling, pedestal wash hand basin and low level WC, large heated towel rail and frosted glass double glazed window.

EXTERNAL FRONT



Mainly laid to lawn with access to the side of the property.

EXTERNAL REAR



Large rear garden with the added benefit of off road parking for 2 vehicles. Curtilage extends to side and front pavements by extending the fencing this could provide lots of opportunity for developing the gardens such as veg plots garden room or dedicated play area for children. Also room to install a large Garage Workshop.

The property has granted planning permission for a two story extension ground floor open plan kitchen opening into the main house with utility, first floor double bedroom with ensuite. The main house has had the infrastructure installed to enable the new extension with out any need to disturb the present finishes and decorations. Plans can be seen via our Whitehaven Office.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band B.

DIRECTIONS

The property is best approached From Whitehaven travelling South on the A595 to Gosforth. Turn right for Seascale, into the village where the property can be found on the right hand side bearing a Grisdale for sale board..

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISALS

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

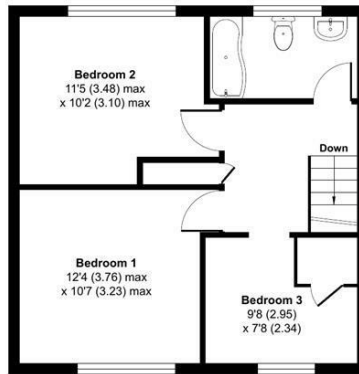
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

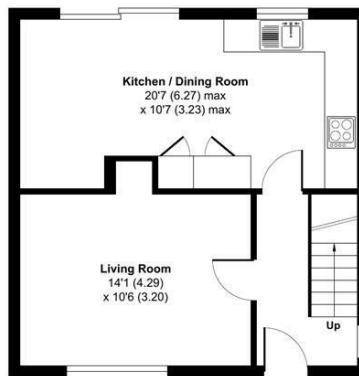
Gosforth Road, Seascale, CA20

Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale



FIRST FLOOR

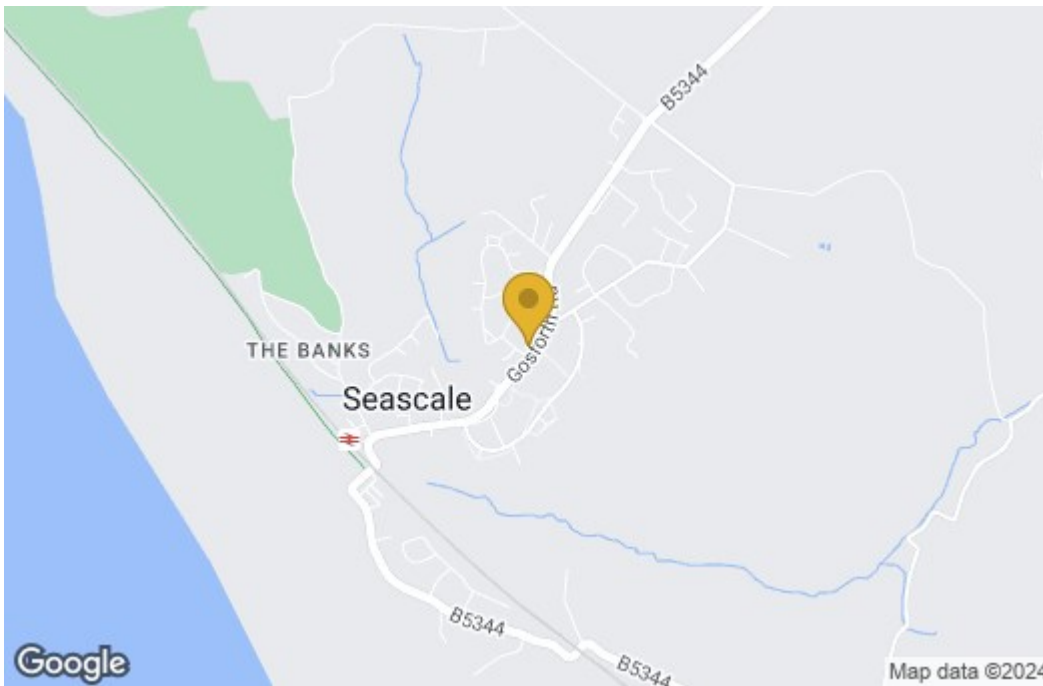


GROUND FLOOR

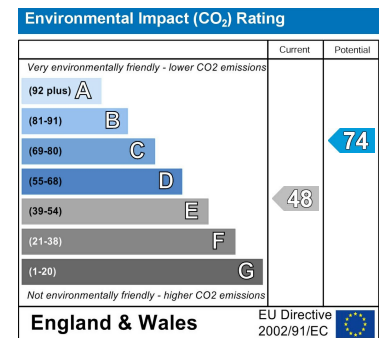
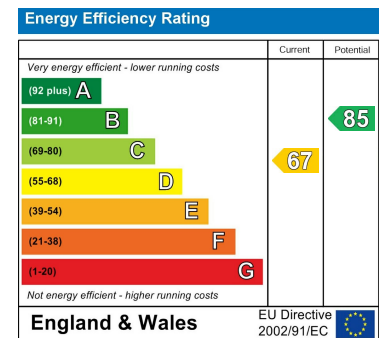


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscheom 2023. Produced for Gridsales. REF: 1012357

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.