



GRISDALES

PROPERTY SERVICES



5 Meadowfield Grove, Seascale, CA20 1HL

£205,000

PRICE REDUCED FOR A QUICK SALE This stunning and spacious three-bedroom semi is fully renovated to a high standard throughout. With modern and stylish decor oozing class and sophistication, it's time to pack your bags and move straight in. The property boasts a large, newly fitted kitchen leading into a family-sized lounge. To the first floor there is a recently renovated bathroom, two double bedrooms and one single. To the front of the property, there is a driveway and garage offering good space for off-road parking. To the external rear the gorgeous garden offers great space for relaxing and soaking up the countryside views. For further information or to arrange a viewing please call 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 benefits from Gas central heating, Double glazing and mains water.

ENTRANCE PORCH

Glass fronted with Upvc front door leading to:

INNER HALL

Radiator, decorative flooring.

LOUNGE

13'6" x 13'3" (4.14 x 4.04)



Front aspect window, Radiator, decorative fireplace.

KITCHEN

16'7" x 9'8" (5.08 x 2.95)



Range of stylish dark blue wall and base units with complimentary shimmery work surfaces, inset black sink unit, double electric oven and hob with overhead black extractor fan, plumbing for washing machine, under stairs storage cupboard radiator, patio doors leading to Garden. The Dining area is by way of spacious island breakfast bar.

FIRST FLOOR LANDING

BEDROOM ONE

11'10" x 9'6" (3.61 x 2.92)



Front aspect window, Radiator, double in size.

BEDROOM TWO

11'1" x 9'8" (3.40 x 2.95)



Rear aspect window, Radiator, double in size.

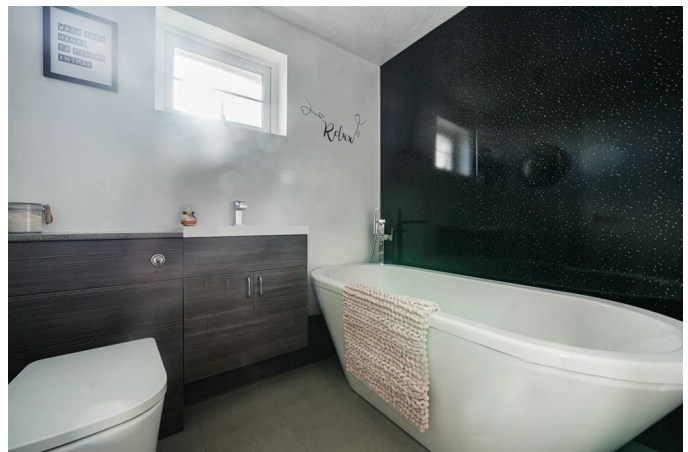
BEDROOM THREE

7'6" x 6'7" (2.29 x 2.03)



Front aspect window, Radiator, single in size.

BATHROOM



Three piece white suite comprising of W.C, sink within storage unit and bath with fitted shower head. Complimentary black glittery wall panelling and black ladder style heated towel rail.

GARAGE

17'1" x 8'5" (5.21 x 2.57)

Single, up and over door.

EXTERNAL



Front: Driveway for two cars.

Rear: A low maintenance mix of grass, bark and shillies with decorative shrubbery and gorgeous rural views.

DIRECTIONS

From Whitehaven travel south on the A595 passing Egremont and Calderbridge. Turn left into Gosforth and travel straight ahead at the mini roundabout. Pass the Bakery on the right and as the road forks turn right down Whitecroft and then turn right into Meadowfields. Keep following the road round to the left, turning left onto Meadowfield Grove.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band B.

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 Grisdals, 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 APPRAISAL

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. Grisdals 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

Grisdals 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 Grisdals office.

Floor Plan

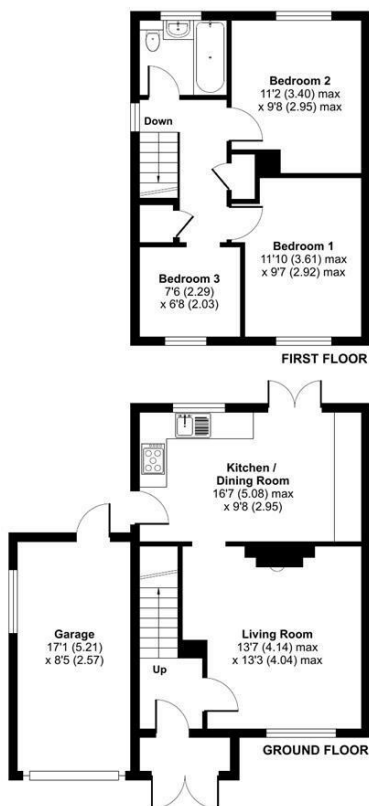
Meadowfield Grove, Gosforth, Seascale, CA20

Approximate Area = 796 sq ft / 73.9 sq m

Garage = 144 sq ft / 13.3 sq m

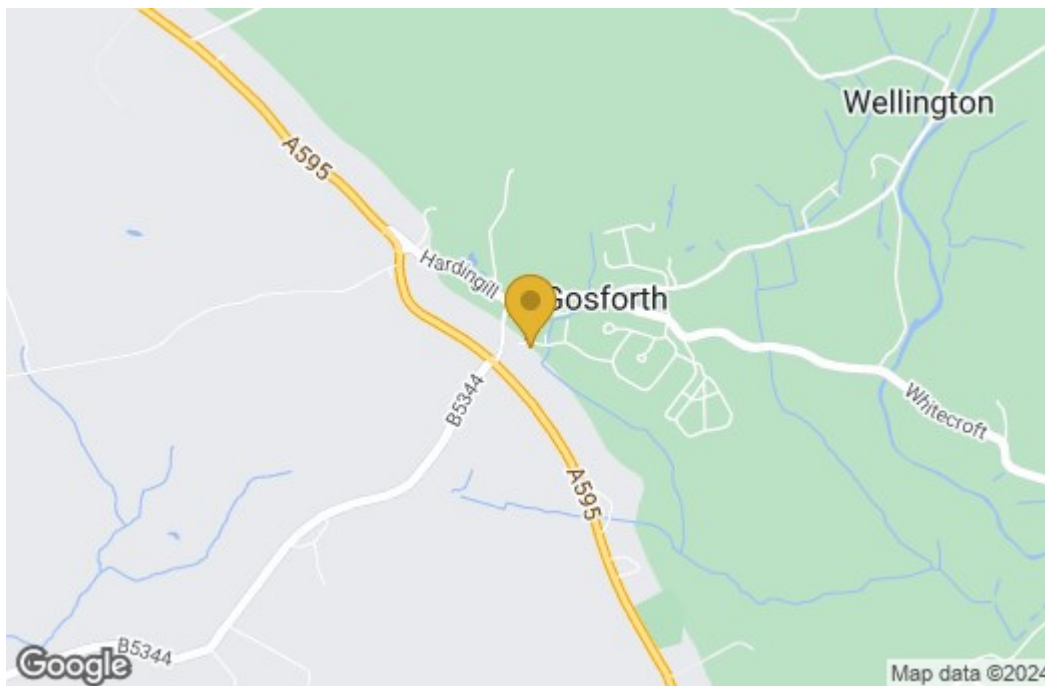
Total = 940 sq ft / 87.2 sq m

For identification only - Not to scale

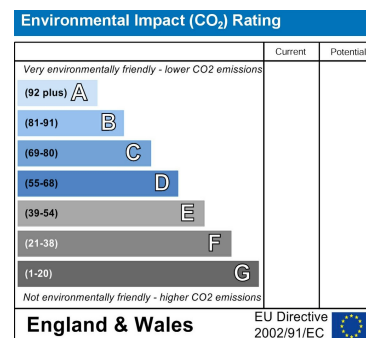
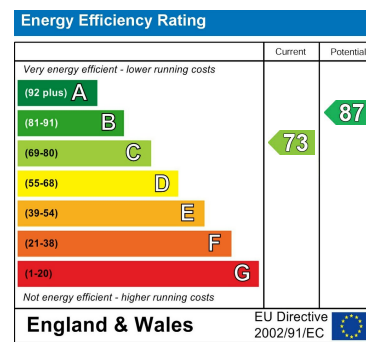


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Grisdales. REF: 1046910

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.