



# GRISDALES

PROPERTY SERVICES



## Kalyan The Banks, Seascale, CA20 1QW

**£250,000**

Sitting pretty in the seaside village of Seascale. Kalyan is pleasantly positioned close to all local amenities including picturesque popular beach, Children's Playground, local Church and Shop and is a generous three bedroom Detached Bungalow accompanied with two reception rooms and galley style Kitchen alongside bathroom and separate WC, Externally the property boasts off road parking for multiple vehicles and large front and rear picturesque lawns allowing ample space to sit, relax and take in those beautiful sea views.

To arrange a viewing, call us today on 01946 693931.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://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 mains water and drainage, gas central heating and double glazing.

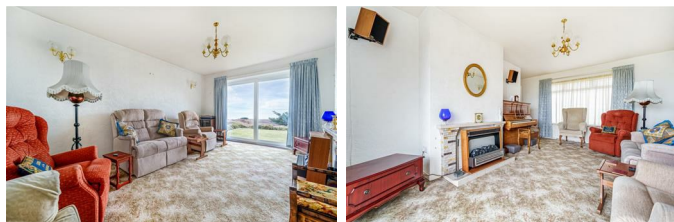
## ENTRANCE HALL

26'2" x 17'1" (7.98 x 5.23)

Accessed via a uPVC double glazed door with frosted glazing panels. Doors leading to:

## LIVING ROOM

17'5" x 14'11" (5.31 x 4.57)



With double patio doors to rear garden, gas fire on tiled hearth.

## DINING ROOM

13'1" x 10'11" (3.99 x 3.35)



With window to rear, ample space for a dining table and hatch into kitchen.

## KITCHEN

17'1" x 7'6" (5.23 x 2.29)



Galley style kitchen with white/cream base and wall units with chrome handles, stainless steel sink with taps and two drainers, plumbing for dishwasher, space for cooker, centre strip lighting, breakfast area, hatch into dining room. Door into:

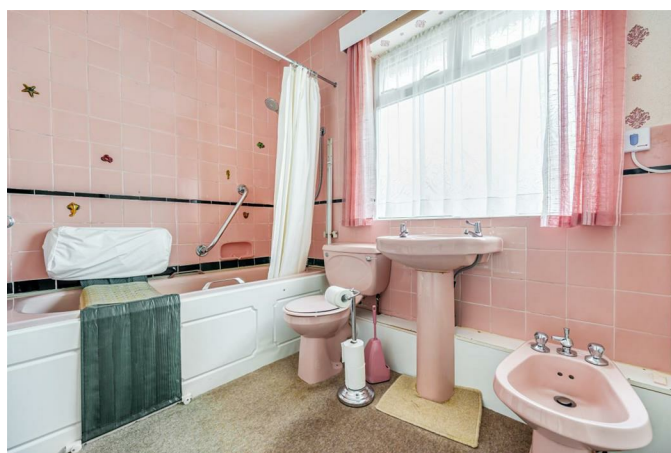
## LAUNDRY ROOM

10'11" x 9'3" (3.33 x 2.84)



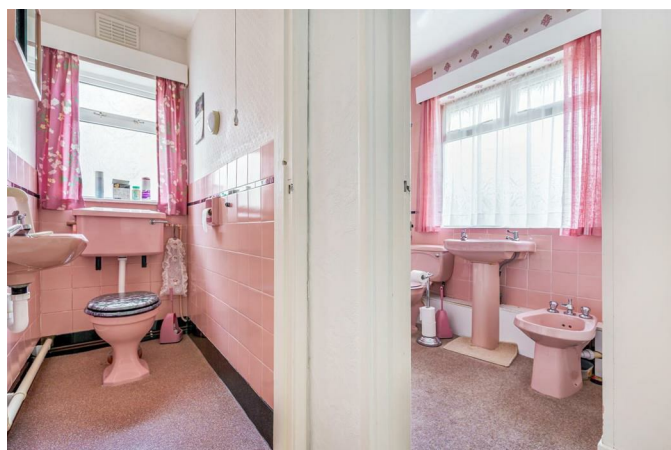
With plumbing for appliances.

## BATHROOM



Pink four piece suite comprising of bath with shower over, wash hand basin and bidet. Fitted around sanitary fittings with pink ceramic tiles, window to front.

## WC



Continuation of pink bathroom with WC and wash hand basin.

## BEDROOM TWO

12'5" x 10'0" (3.81 x 3.05)



Double in size with window to the side and mirror fronted wardrobes to two sides.

## BEDROOM ONE

14'11" x 10'0" (4.57 x 3.05)



Master bedroom, radiator, double in size with large windows to the rear.

## BEDROOM THREE

10'11" x 9'3" (3.33 x 2.84)



Single in size, radiator, with window to rear.

## EXTERNAL - FRONT



Driveway parking, accompanied by grassed lawn.

## EXTERNAL REAR



Large garden laid to lawn, boasting beautiful sea views.

## GARAGE

20'8" x 8'0" (6.30 x 2.46)

Single garage with new fitted door.

## STORE

8'2" x 4'7" (2.51 x 1.42)

## BOILER ROOM

4'7" x 4'0" (1.42 x 1.22)

## STORE TWO

7'4" x 4'7" (2.24 x 1.42)

## DIRECTIONS

From Whitehaven, follow the A595 until reaching the crossroads signposted Gosforth/Seascale. Take the right hand turn to Seascale and follow the road into the village towards the Seafront. Before the bridge, turn right onto the Banks, and the property can be located on the Left Hand Side displaying a Grisdales for sale sign.

## COUNCIL TAX

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

## 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 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. 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

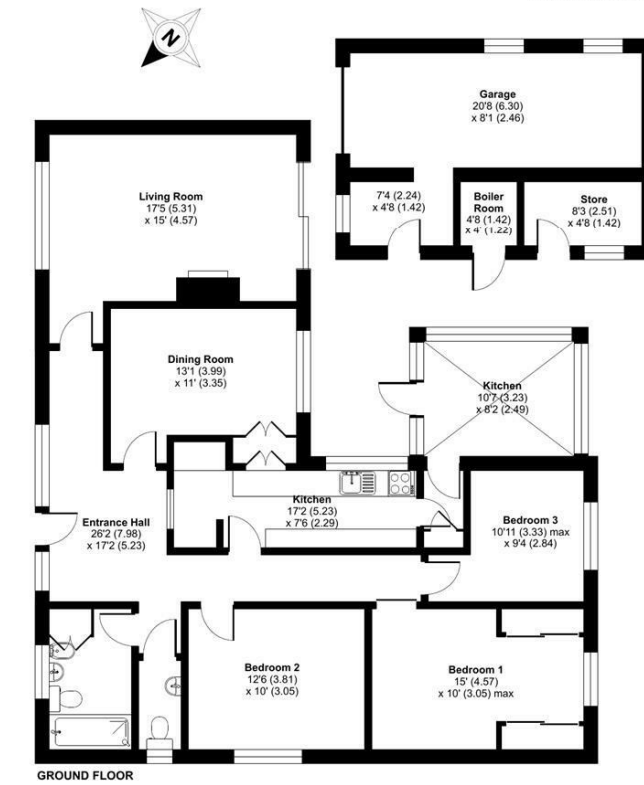
### Kalyan, The Banks, Seascale, CA20

Approximate Area = 1268 sq ft / 117.8 sq m (excludes boiler room / store)

Garage = 210 sq ft / 19.5 sq m

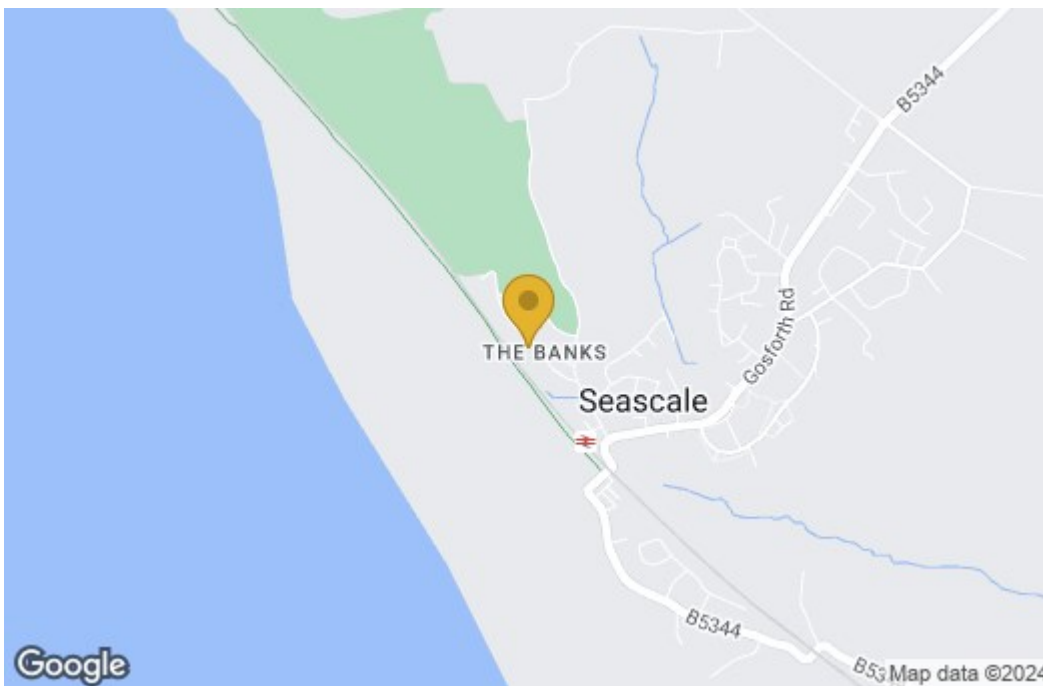
Total = 1478 sq ft / 137.3 sq m

For identification only - Not to scale

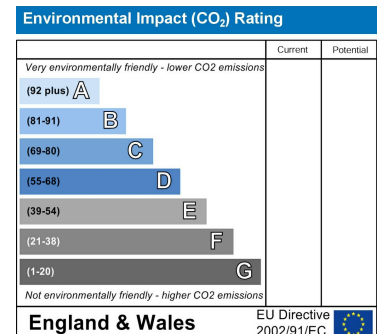
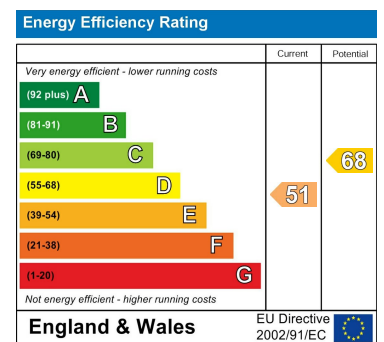


**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gridsdales. REF: 1087342.

## 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.