



# GRISDALES

PROPERTY SERVICES



## 6 Meadowfield Grove, Seascale, CA20 1HL

**£215,000**

This well presented and spacious three-bedroom semi has been a much loved home for the current owners, with attention to detail taken care of, could you be the next occupants to love it just as much? The property boasts a large, kitchen leading through into a sizeable conservatory, amazing for relaxing in and taking in those gorgeous garden views. To the first floor there is a recently renovated shower room, two double bedrooms and one single. To the front of the property, there is a driveway and garage offering ample space for off-road parking and storage. To the external rear the low maintenance garden offers great space for sitting out and appreciating those rural views. Call us today to arrange a viewing please call 01946 693931.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property benefits from double glazing throughout.

### ENTRANCE

Double glazed porch leading to internal front door.

### HALL

Telephone point, radiator. Door to:

### LOUNGE

13'6" x 13'4" (4.14 x 4.08)



Front aspect double glazed window, radiator, coal fire with back boiler.

### KITCHEN/DINER

16'7" x 6'10" (5.08 x 2.09)



Range of wooden wall and base units with complimentary worksurfaces, plumbing for washing machine, electric oven and hob, understairs storage (currently used as a pantry), radiator, door to rear garden.

### CONSERVATORY

10'9" x 8'4" (3.29 x 2.55)



Double glazed with part frosted side windows, externally tiled roof, sliding door to rear garden.

## FIRST FLOOR LANDING

Radiator, side aspect double glazed window, linen cupboard, loft hatch. Doors leading to:

### SHOWER ROOM



Three piece suite comprising of double walk-in shower, WC and sink with storage unit beneath, white ladder style radiator, rear aspect frosted window, ceiling spotlights.

### BEDROOM ONE

11'8" x 8'10" (3.58 x 2.71)



Front aspect double glazed window, radiator, double in size.

### BEDROOM TWO

11'3" x 9'10" (3.45 x 3.02)



Rear aspect double glazed window, radiator, double in size.

## BEDROOM THREE

7'5" x 6'7" (2.28 x 2.03)



Front aspect double glazed window, radiator, single in size.

## FRONT EXTERNAL



Driveway parking for two cars.

## GARAGE

16'4" x 8'2" (4.98 x 2.51)

Back uPVC door and side hinged double front doors, electrics and lights fitted.

## REAR EXTERNAL



Easy maintainable garden with paved areas, decorative surrounding shrubbery, small pond and water feature.

## 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 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.

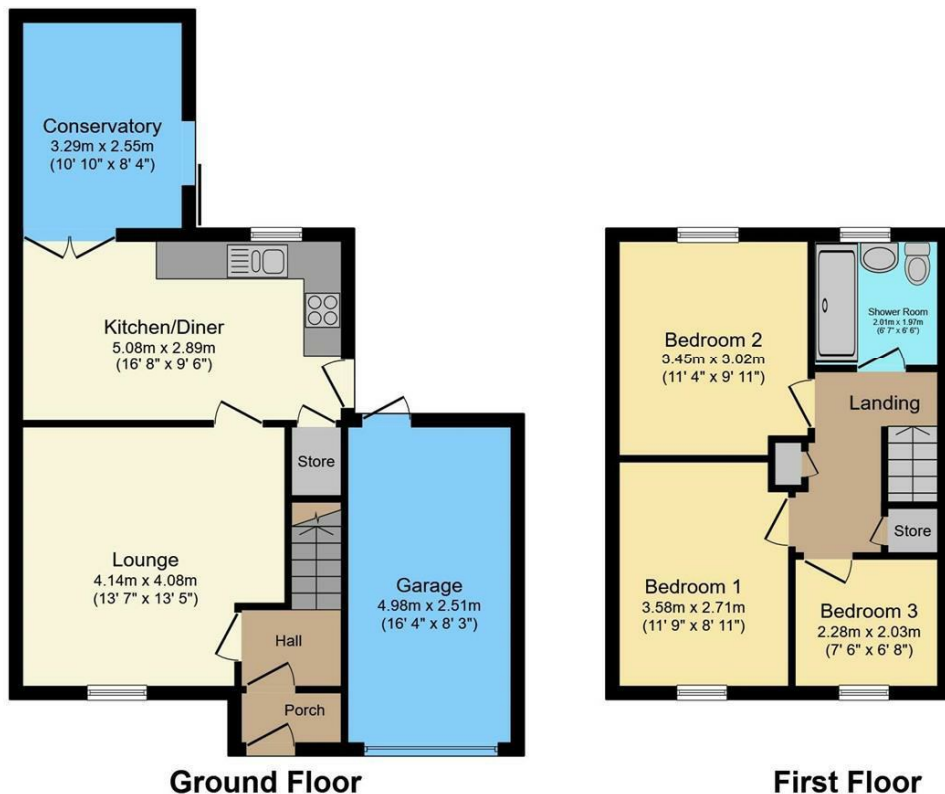
Mortgage Advice Bureau - Doing what's right for you.

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 Grisdals office.

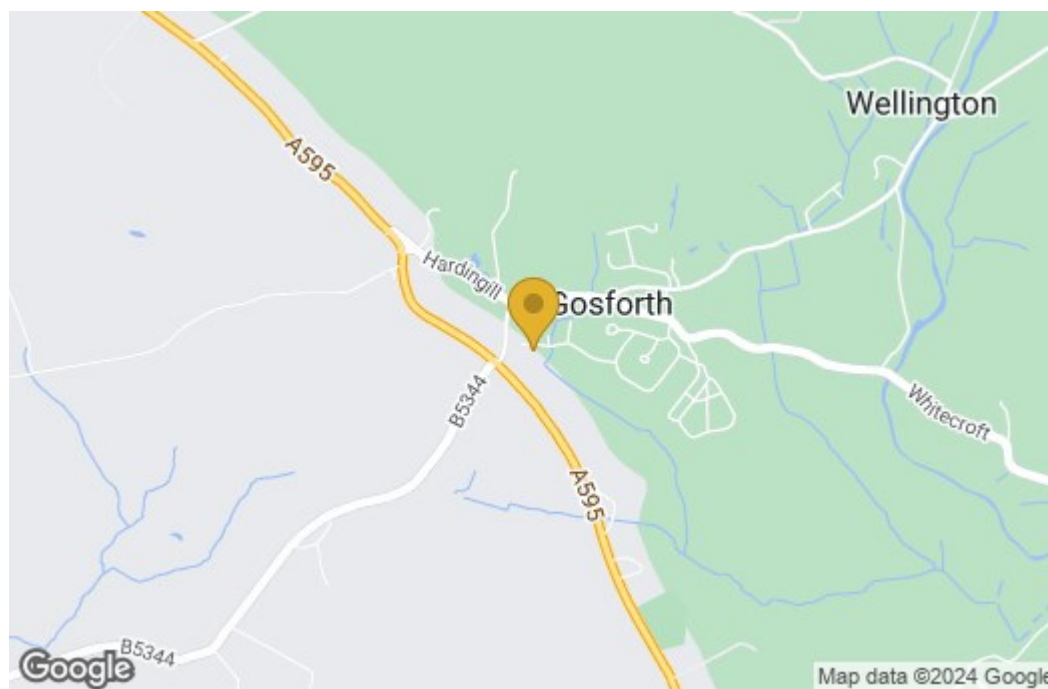
## Floor Plan



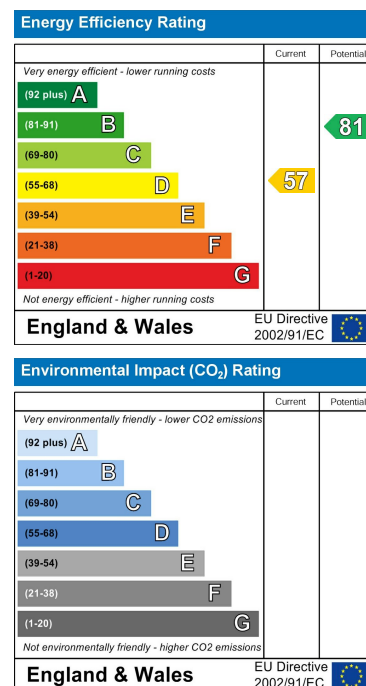
Total floor area 96.6 sq.m. (1,040 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

## 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.