



52 Meadowfield, Seascale, CA20 1HU

£290,000

Welcome to this charming detached house located in the peaceful residential area of Meadowfield, Gosforth, Seascale. This property is offered CHAIN FREE and boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three well proportioned bedrooms, there is ample space for everyone to unwind and enjoy a good night's sleep.

One of the highlights of this property is the huge gardens surrounding the house, offering plenty of outdoor space for gardening, playing, or simply basking in the fresh air. The large garage and driveway provides ample parking and storage space, making it all the more convenient.

Nestled in a quiet residential area, this house offers a retreat from the hustle and bustle of everyday life. Whether you're looking to relax in the tranquility of your own home or explore the nearby amenities, this property provides the perfect balance of comfort and convenience. Don't miss out on the opportunity to make this delightful house your new home, call us today on 01946 693931 to arrange a look around.

THINGS YOU NEED TO KNOW

The property benefits from Electric air heating, Double glazing, mains water and drainage. The property has just had a new roof fitted November 2024.

Probate is currently ongoing and will need to be granted at the time of completion.

ENTRANCE



Via single paned glass porch leading to:

HALLWAY

Stairs to first floor with under stairs storage cupboard, telephone points and heating vents. Door leading to:

CLOAKROOM

WC and sink, partially tiled walls.

LOUNGE

18'2" x 11'6" (5.54 x 3.53)



Front aspect double glazed bay window, electric fire, two heating vents, sliding door leading to:

DINING ROOM

10'0" x 8'9" (3.07 x 2.69)



Double glazed patio doors leading to rear garden:

KITCHEN

9'10" x 8'7" (3.00 x 2.64)



Range of wooden wall and base units with complementary work surfaces. Cream sink and drainer unit. Rear aspect double glazed window, partially tiled walls. Pantry cupboard and cupboard housing the electric heating system.

1ST FLOOR LANDING

Side aspect double glazed window, loft hatch, airing cupboard housing the immersion and water tank. Doors leading to:

BATHROOM



Three-piece suite comprising of bath with electric shower overhead, WC and sink, decorative wall tiling, heated towel rail. double glazed frosted window,

BEDROOM 1

12'7" x 12'2" (3.84 x 3.71)



Double in size, front aspect double glazed window, heating vent, built in wardrobes and storage cupboard.

BEDROOM 2

12'4" x 11'8" (3.78 x 3.56)



Double in size, rear aspect double glazed window, heating vent, built in wardrobes with sliding doors.

BEDROOM 3

9'10" x 8'7" (3.00 x 2.64)



Small double in size, front aspect double glazed window, heating vent, over stair cupboard.

GARAGE

22'0" x 8'5" (6.71 x 2.57)



Single in size with open over front door. Fully plumbed utility to the rear of the garage.

FRONT EXTERNAL



Driveway parking accompanied by extensive lawn and decorative shrubbery.

REAR EXTERNAL



Large Garden comprising of grassed lawn area and patio / seating area. There is a greenhouse attached to the property that will also be included in the sale.

Potential to extend (STPP)

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 Meadowfield. Keep following the road round to the left where the property can be identified by a Grisdales for sale sign.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D.

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.

*Please note these details have yet to be approved by the vendors.

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

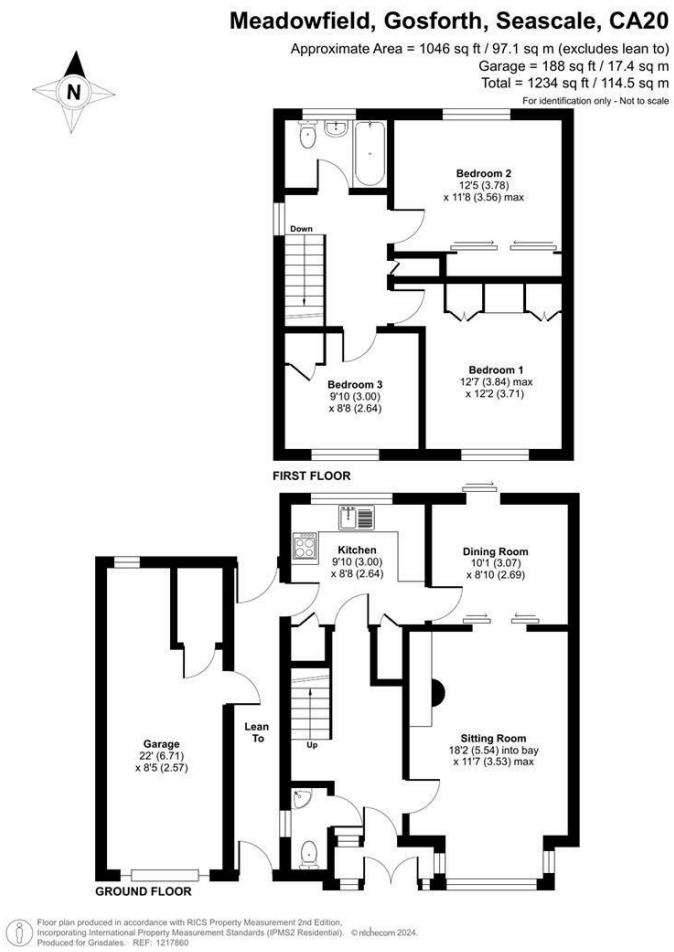
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

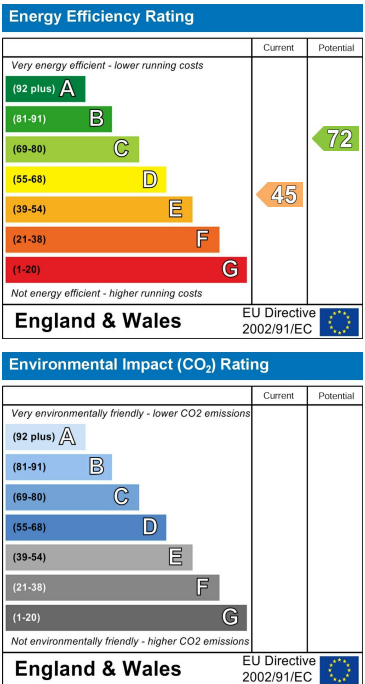
Floor Plan



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.