



2 Denton Terrace, Seascale, CA20 1AR

£165,000

ONLINE VIEWING AVAILABLE

This period three storey family home is situated in the heart of this bustling and popular village in the Lake District National Park, close to major employment providers of the area and "Britain's Best View" Wastwater. The village itself has loads going on, restaurants, shops, pubs and some of the most scenic walks on your doorstep.

This mid terraced house has two double bedrooms and the added bonus of an attic room making an attractive proposition to any number of buyers.

There is a generous rear garden, off road parking and a garage located on a separate plot.

To arrange a viewing, call us today 01946 693931

THINGS YOU NEED TO KNOW

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

This property is currently going through Probate. Status: Pending

ENTRANCE HALLWAY

Understairs storage cupboard, stairs to the first floor landing and doors to:

LIVING ROOM

13'2" by 12'4" (4.03 by 3.77)



Neutrally decorated with double glazed window and radiator.

DINING ROOM

13'1" by 10'10" (4.01 by 3.32)



Fire set in decorative surround with mantle, large inbuilt storage space, understairs storage cupboard. Double glazed window and radiator. Door to:

KITCHEN

8'7" by 5'11" (2.62 by 1.81)



Small range of wall and base units with white tiled surrounds, space for free standing oven and hob, plumbing for a washing machine. Inset stainless steel sink unit, rear aspect double glazed window and door leading to the downstairs WC and the rear access.

BACK FROM THE ENTRANCE HALLWAY

Stairs to the first floor landing.

BEDROOM ONE

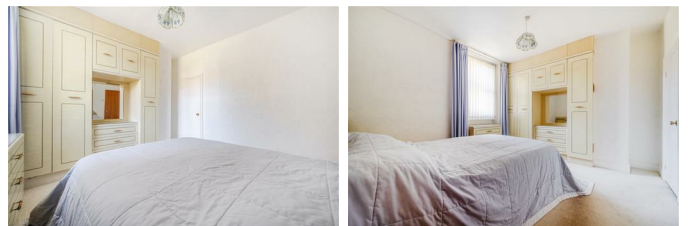
13'0" x 9'9" (3.98 x 2.98)



Double bedroom with front aspect double glazed window, built in storage cupboards and radiator.

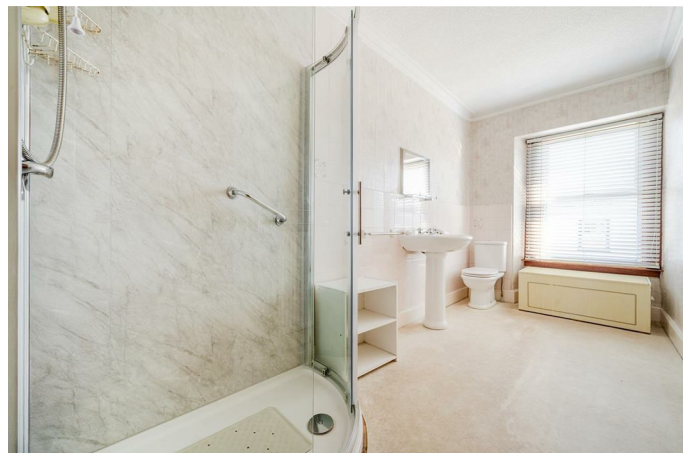
BEDROOM TWO

8'8" x 10'3" (2.66 x 3.14)



Double bedroom with built in storage cupboard, rear aspect double glazed window and radiator.

BATHROOM



White three piece suite comprising of a double shower cubicle, WC, wash hand basin. Frosted glass, double glazed window and radiator.

BACK FROM THE FIRST FLOOR LANDING

Stairs to the attic.

ATTIC ROOM

23'11" x 17'4" (7.29 x 5.29)



Light in a very versatile space with the lux window.

EXTERNAL - FRONT



Small front garden with gated access.

EXTERNAL - REAR



Large, beautifully maintained garden, which is mainly led to lawn with several patio and raised beds. Accompanied by a greenhouse large workshop and large wooden garage, off-road parking is available at the rear of the property in front of the garage.

DIRECTIONS

From Whitehaven, head along the A595 heading south. Enter Gosforth taking the left turn at the fork, and take first left on the roundabout. The property is located on the left hand side immediately after the roundabout.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) 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 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.

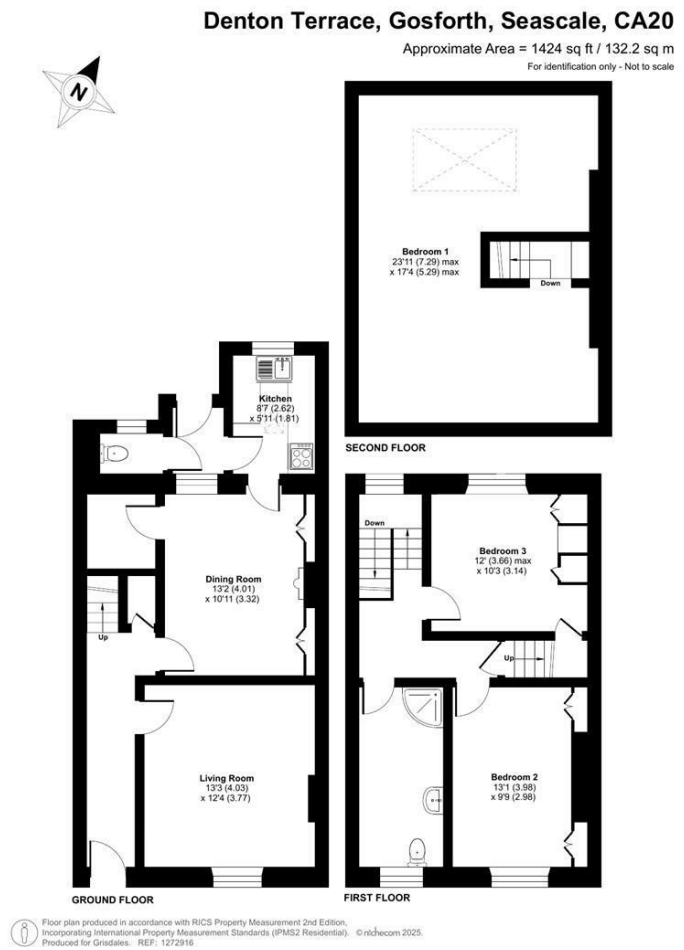
MORTGAGE ADVICE

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.

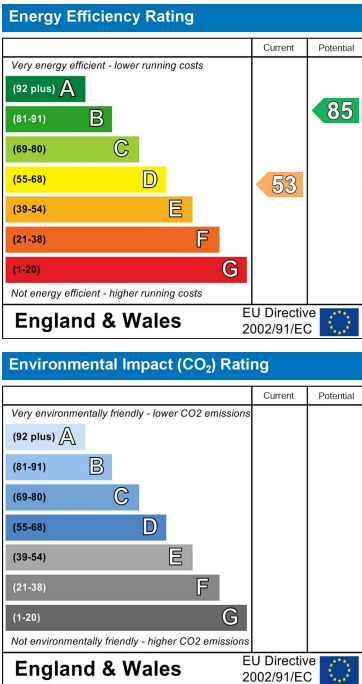
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.