



## 4 How End Black How, Seascale, CA20 1LQ

**£270,000**

Set back in a quiet pocket of privacy, this home doesn't try to impress with grandeur—it invites, instead, with clarity and intention. Inside are two good sized bedrooms, the bathroom, modern in form and detail, is built for function without losing its sense of relaxation.

The kitchen follows the same principle: contemporary, fully equipped, and arranged so everything has its place, a space that flows efficiently. Outside, the transition is almost linear—composite decking leading to a landscaped patio, a retreat that doesn't tell you what it's for; it simply offers itself to whatever you choose to make of it.

Nothing here is overstated, it's a home defined by clarity, privacy, and thoughtful use of space.



### THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity and water. Solar panels are also present at the property. The property has a shared septic tank, located on the end of Black How.

### ENTRANCE



Via UPVC part glazed door into:

### KITCHEN

11'0" x 5'9" (3.36 x 1.76 )



Range of modern, blue wooden wall and base units with complementary work surfaces. Integrated electric oven and hob with extractor fan above. Integrated dishwasher and fridge freezer. Breakfast bar seating area, front aspect double glazed windows, electric wall mounted heater, straight through into:

### LIVING ROOM

10'4" x 14'2" ( 3.16 x 4.33)



Electric wall mounted radiator, side aspect double glazed window, patio doors leading to external.

### BEDROOM TWO

10'7" x 6'11" (3.24 x 2.11)



Twin room with space for two single beds, rear aspect double glazed window, electric heater.

### INNER HALLWAY

3'0" x 4'9" (0.93 x 1.46 )

Built-in storage cupboard housing the water tank, door leading to:

### BATHROOM

7'1" x 8'0" ( 2.16 x 2.44)



Three-piece suite comprising of bath with overhead electric shower, WC and wash basin set within unit. Vinyl flooring, grey wall tiling, rear aspect frosted double glazed window, electric heated towel rail, door leading to:

### BEDROOM ONE

10'3" x 14'2" (3.14 x 4.32 )



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

### REAR EXTERNAL



Two off-road parking spaces alongside landscaped paved patio area bordered with shillies. A large composite decking area also complements the outdoor space.

### DIRECTIONS

W3W///venue.chromatic.ignore

### COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band B.

### VIEWINGS

To view this property, please contact us on 01900 829977.

### 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

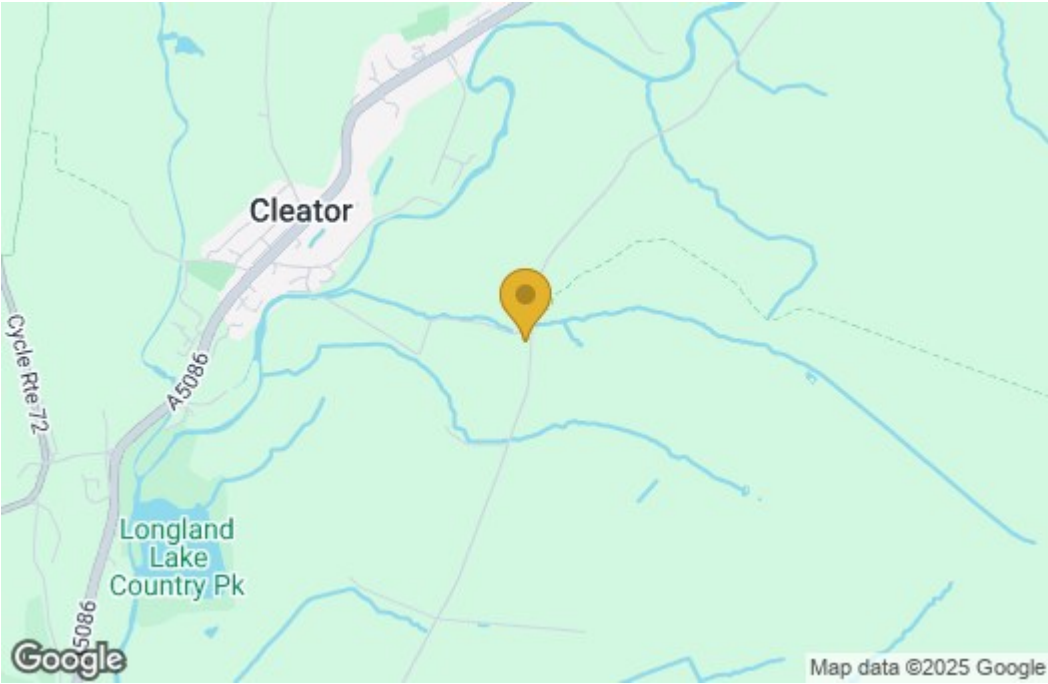
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

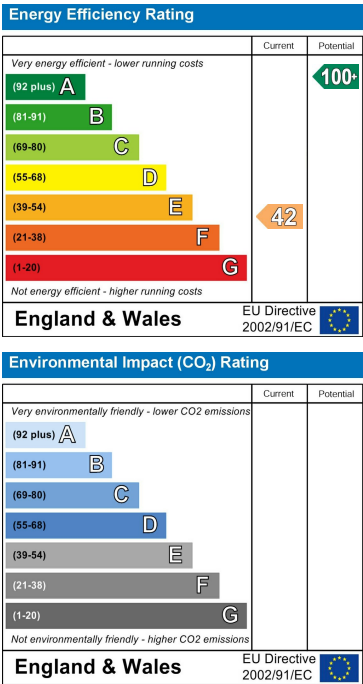
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.