



## Main Road

Seaton, Workington, CA14 1HX

Guide Price £129,950



- No Onward Chain
- Convenient Village Location
- Two Large Reception Rooms
- Three Bedrooms
- Detached Single Garage

- In Requirement of Modernisation
- Substantial End-Terrace House
- Dining Kitchen & Utility Room
- Front Garden & Generous Rear Garden
- EPC - E

# Main Road

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Offered to the market with no onward chain is this unmodernised end-terrace house with yard and garage, ideally situated within the centre of Seaton. Whilst the property offers an excellent layout and generous space internally including two receptions and three bedrooms, the property is in requirement of modernisation which may include some remedial damp work, this however allows the new owner an excellent opportunity to adapt and configure the property to their exact specification and standards. Contact Hunters today to arrange your viewing!

The accommodation, which has double glazing and gas central heating throughout, briefly comprises entrance hall, hallway, living room, sitting room, rear hall, side entrance hall, kitchen, utility room and a WC/cloakroom to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is a small front garden, enclosed rear garden and a detached single garage. EPC - E and Council Tax Band - B.

Seaton is located conveniently to the North of Workington and within a short distance to the A66, A596 and A595. The village itself boasts amenities including a parish church, village hall, public houses, convenience store, pharmacy and garage, perfect for the every-day needs. For a wider array of supermarkets, schools and transport links, these can all be found within the ten minute drive within Workington, which also boasts an excellent shopping centre within the town. For the little ones, Seaton offers a Nursery, Junior School and Academy. The A66 provides direct access to the A595 which provides access throughout West Cumbria and toward large employers including Sellafield, West Cumberland Hospital and Westlakes Science Centre. Access to the Lake District National Park is within 20 minutes which provides endless hours of beautiful walks, outdoor activities and picturesque scenery.

## ENTRANCE HALL

Entrance door from the front with an internal door to the hallway.

## HALLWAY

Stairs to the first floor landing, internal doors to the living room and sitting room and a radiator.

## LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, stove with marble hearth, exposed floorboards and a radiator.

## SITTING ROOM

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator, wall-mounted electric fire and an internal door to the rear hallway.

## REAR HALLWAY

Doors to the kitchen, sitting room and rear entrance hall, and an under stairs cupboard.

## KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level double oven, five-burner gas hob, extractor unit, one bowl stainless steel sink with mixer tap, radiator, double glazed window to the rear aspect and an internal door to the utility room.

## UTILITY ROOM

Double glazed window to the rear aspect, external door to the rear yard, space and plumbing for both a washing machine and dishwasher, single glazed skylight window and an internal door to the WC/cloakroom.

## WC/CLOAKROOM

WC and an obscured double glazed window.

## LANDING

Stairs up from the ground floor with internal doors to three bedrooms and bathroom, and a loft access point.

## BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and fitted wardrobes.

## BEDROOM TWO

Double glazed window to the rear aspect and radiator.

## BEDROOM THREE

Double glazed window to the rear aspect and radiator.

## BATHROOM

Three piece bathroom comprising a WC, pedestal wash hand basin and bath with shower over. Part tiled walls, radiator and an obscured double glazed window. Built-in cupboard housing the wall-mounted gas boiler.

## EXTERNAL

To the front of the property there is a small low maintenance garden with pathway from the pavement to the entrance door. The rear garden is enclosed, completely paved and benefitting a side gate to the street and a small outhouse.

## GARAGE

Detached single garage with manual up and over garage door.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - surfer.misty.earplugs

## PLEASE NOTE

We recommend any mortgage purchasers seek advice from their financial advisor with regards to a six-month lending rule prior to making an offer.



# Floorplan

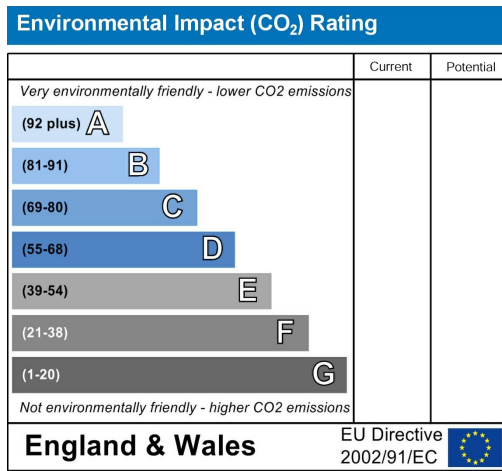
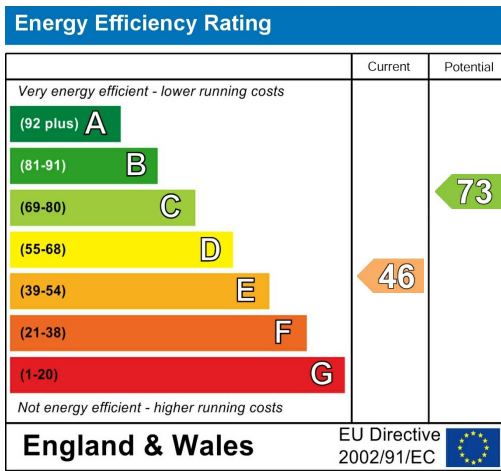








### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET you THERE

Tel: 01228 584249



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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