



3

Bedrooms

1

Bathroom





## PROPERTY DESCRIPTION

31 Coniston Avenue is a fantastic opportunity to purchase a semi-detached 3 bed property in the popular seaside village of Seascales in West Cumbria. This property offers good value for money and would suit a family, couple or those wanting to get onto the property ladder, without compromising on space.

On the ground floor, the property comprises an entry way that leads into a hallway with a downstairs WC at the end, a good sized kitchen/diner with patio doors leading to the garden, and a cosy reception room with electric fire that also benefits from patio doors.

The first-floor comprises of a family bathroom with bath and overhead shower, two double bedrooms and a third single bedroom.

The property benefits from a secluded garden with decked area, as well as a grassed area to the front and rear. To the front of the property, you will also find off-road parking for 3 vehicles.

Seascales is a popular seaside village close to the A595 which provides potential purchasers with excellent transport links to the rest of West Cumbria, as well as The Lake District National Park and the rest of the county. The village benefits from an OFTSED rated 'Good' primary school, post office, golf club and an array of shops and cafes. The property is located a short commute from Sellafield.

## METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

## VIEWING

Strictly by arrangement with the Sole Agents: **Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

**Tel: 01900 822016**

**Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)**

## SERVICES

The property benefits from mains water, gas and electricity. Heating source for the property is gas central heating.

## VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

## LOCATION



zebra.paddle.thinnest



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
958.07 ft<sup>2</sup>  
89.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
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