



**A spacious four-bedroom family home**

**Spacious lounge with patio doors**

**Large open plan kitchen and diner**

**Modern shower room plus downstairs WC**

**Set in a quiet residential area**

**Offered for sale with no forward chain**

**Fabulous conservatory looking onto the garden**

**Offers a tremendous amount of storage**

**Driveway, garage, and garden**

**Walking distance to the long sandy beach**

Located within the popular village of Seascale, is this spacious four-bedroom family home. The village has long been a popular place to live, with its long sandy beach, promenade, and the fact it is within easy reach of West Cumbria's quieter lakes and surrounding fells. The village also has a wide variety of amenities, including a convenience store, chemist, and numerous other shops. There is a train station located just a minutes walk from the beach. The property is set within a quiet area of the Seascale and would be perfect for any family looking to put their own stamp on the next property. The property is sold with no forward chain and has a tremendous amount of storage. Within the property there is a front porch, hallway and a lounge with patio doors. The doors open up to a large conservatory running along the back of the property looking onto the garden. There is a spacious, open plan kitchen and diner. The rear hall leads to a store, utility room and a downstairs WC. If desired it may be possible to extend the kitchen and diner to incorporate some of the rooms. Heading up to the first floor, you will find four good sized bedrooms and the stylish shower room. Externally, the property has a driveway which provides plenty of off-street parking. The garden to the front is largely laid to lawn and the rear garden is most certainly a sun trap. The rear garden is a lovely place in which to relax and spend time with friends or family. Viewing is highly recommended to fully appreciate the space and scope this property offers.

## ACCOMMODATION

### Front porch

The front porch is accessed by the French doors and there is plenty of space for a coat stand or shoe rack. There is a double-glazed window which allows in lots of light. Provides access to the hallway.

### Hallway

The spacious hallway benefits from a two-door coat cupboard and then an additional storage cupboard. There is also an under stairs storage area and under stairs storage cupboard which discreetly houses the combi boiler. The hallway has decorative coving, a power point, and a radiator. Leads to the lounge, kitchen and there are stairs to the first-floor landing.

### Lounge

This spacious room has plenty of natural light via the large patio doors which lead out to the sunroom. The lounge benefits from a modern, pebble effect, wall mounted electric fire. There is decorative coving and a radiator.

### Sunroom

A superb addition to the property is this spacious sunroom, looks out onto the rear garden and enjoys the sun throughout the day. The sunroom benefits from wall mounted lighting, a radiator, power points and tile flooring. A fully glazed uPVC door leads out to the garden.

### Kitchen/diner

This open plan room has plenty of space with the dining area been suitable for a large, family size dining room table and chair set or used as a sitting room if desired. The dining area has decorative coving, a radiator and a large, double glazed window which looks through the sunroom and onto the rear garden. The kitchen incorporates a range of wall and base units, with a complementary worktop and matching up stands. There is a built-in electric oven with a separate gas hob and an extractor in place above. A 1.5 sink and draining board, with mixer tap, is set below one of the two uPVC double glazed windows which allows in plenty of natural light. The kitchen has two useful built-in cupboards which makes fantastic storage and there is also a radiator. The kitchen leads to a rear hall.

### Rear hall

The rear hall provides access to a large store cupboard, a utility room which has a window and the downstairs WC. The WC also benefits from a double glazed frosted window.

### First floor landing

The landing, which is rather spacious, has a double glazed window, a radiator, double socket and a linen cupboard. The landing leads to all four bedrooms and the bathroom.



### **Bedroom one**

A spacious double bedroom with a built-in wardrobe. There is a radiator and a double glazed window overlooking the rear garden.

### **Bedroom two**

The second, spacious double bedroom has a built-in cupboard which has a radiator and there is also a built-in wardrobe. The room benefits from a radiator and a double glazed window that looks out onto the rear garden.

### **Bedroom three**

A third double bedroom, which currently has fitted wardrobes. There is also decorative coving, a radiator and a double glazed window to the rear.

### **Bedroom four**

The fourth bedroom is of a generous size and has a radiator and a uPVC double glazed window to the front.

### **Shower room**

The stylish shower room comprises of a large, wet room style shower, with the rainfall showerhead set within the ceiling and a handheld showerhead. There is a wash basin with a waterfall mixer tap over a two door vanity unit. The shower room has a pushbutton toilet, a large chrome heated towel rail, ceiling spotlights and easy clean PVC panels on the wall. There is a total of two double glazed frosted windows which allows in plenty of natural light.

### **Exterior**

At the front of the property and continuing along the side, there is a driveway which provides plenty of off-street parking. There is also a low maintenance garden to the front which is laid to lawn. At the rear, the sun trap garden is a lovely, quiet place in which to relax or spend time with friends and family. There is a well maintained lawn and a spacious area of low maintenance gravel. The garden has a variety of plants and shrubs which provide a splash of colour throughout the year. The property also benefits from a garage which has an up and over door, windows for natural light and a door at the rear providing pedestrian access.

### **TENURE**

We have been informed by the vendor that the property is freehold.

### **COUNCIL TAX BAND B**

### **EPC TBC**



## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.







Approximate total area<sup>(1)</sup>  
1387.53 ft<sup>2</sup>

Reduced headroom  
12.54 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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