



Offered for sale with no forward chain

Spacious open plan lounge diner

Spacious plot with large low maintenance gardens

Large utility room

Popular village location

Quiet cul-de-sac location

Large conservatory

Driveway and integral garage

Three bedrooms

Ideal family home

Offered for sale with no forward chain and set in a quiet cul-de-sac, in the popular area of Ling Beck, is this deceptively spacious family home. The property is set back from the rest of the estate, with no through road, making this a great place for families. The property has plenty to offer and would be ideal for anyone who wants to live in this popular village and put their own stamp on their family home. Whilst the property is well maintained and ready to move into, it also offers excellent potential for improvements. Seaton has always been a popular place to live, the property is within easy reach of the local amenities including shops, post office and a pharmacy. The popular Seaton primary School is also just a short walk away and the nearby town of Workington is just a few minutes drive. The accommodation briefly comprises, entrance porch, bright and spacious open plan lounge diner with patio doors, leading into a large conservatory to the rear. There is a contemporary kitchen which leads to a large, utility room which has integral access into the garage. To the first floor, there are three bedrooms and the family bathroom. Externally, the property benefits from a driveway providing off-road parking with an open lawn area to the side which could easily be used to create additional parking if required. To the rear, is a lovely, low maintenance garden, with a patio and decked areas, perfect for entertaining family and friends. Viewing is essential to see the space and potential this property offers.

ACCOMMODATION

Entrance porch

A lovely addition to the property, the entrance porch, has tiled flooring, wall panelling and a uPVC double glazed door, with matching side windows, which provide plenty of natural light. A modern, coloured uPVC door leads into the inner hallway.

Inner hall

Here you will find a radiator and decorative coving. Provides access to the lounge diner and there are stairs to the first floor landing.

Lounge diner

The spacious, open plan dual aspect lounge diner has tasteful, modern décor, with a feature gas fire, set into a stone hearth and insert, with modern stone surround. There is decorative coving, a radiator, TV connections and a uPVC double glazed window, overlooking the front of the property. To the dining area there is a radiator and sliding patio doors which lead into the conservatory.

Conservatory

The lovely rear conservatory is generously proportioned and boasts uPVC double glazed, wraparound windows looking across the rear garden. There is wood effect flooring, wall mounted lights, and a ceiling fan. uPVC double glazed patio doors lead out onto the rear patio.

Kitchen

The contemporary, modern kitchen features wood effect wall and base units, with contrasting work surfaces and tiled splash backs. A 1.5 composite sink and drainer unit with mixer tap is set beneath a uPVC double glazed window which overlooks the rear of the property, with an integrated dishwasher below. There is a built-in Bosch electric oven and a separate Neff gas hob, with stainless steel extractor hood above. The kitchen also benefits from a large, under stairs storage cupboard with fitted shelving, a radiator and tiled flooring. A wooden glazed door leads into the utility.



Utility

The modern fitted utility room has a range of wall and base units, with complementary work surfaces and incorporating a circular hand wash basin with mixer tap. The utility benefits from plumbing for a washing machine, space for a tumble dryer, a uPVC double glazed window and a built-in, floor-to-ceiling cabinet housing the Worcester combi boiler. There are contemporary, part tiled walls, a vertical anthracite column style radiator and tiled flooring. Provides access into the integral garage, while a uPVC double glazed door with frosted glass leads out onto the rear garden.



Garage

The garage has electric, lighting, an internal tap and an 'up and over' garage door and internal tap.

First floor landing

The landing has a uPVC double glazed window and provides access to three bedrooms, the family bathroom and the loft.

Master bedroom

Located at the front of the property, the generously proportioned master bedroom has a large, uPVC double glazed window which provide plenty of natural light and looks out over the front of the property, with a radiator below.



Bedroom two

A second well proportioned double bedroom which boasts modular fitted wardrobes, with sliding mirrored doors, offering excellent storage. There is a radiator and a uPVC double glazed window.

Bedroom three

A good sized single bedroom which benefits from an airing cupboard, with internal radiator, laminate flooring, a radiator and a uPVC double glazed window which overlooks the front of the property.



Externally

The property benefits from a block paved driveway to the front, with a pleasant garden to the side, and leading up to the integral garage. To the rear of the property, there is a good size, low maintenance garden. To one side of the large conservatory, is a patio with mature shrubs to the borders adding a splash of colour. To the other side of the conservatory, is a large, low maintenance decked garden, with mature borders with lovely plants and shrubs, and an outside electric point, making it ideal for anyone who likes a hot tub or external lights.

TENURE

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

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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.

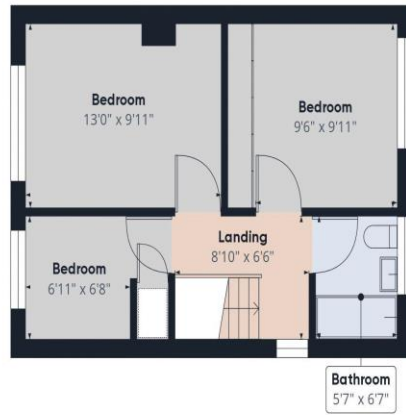






Ground Floor

Approximate total area¹
1168.75 ft²



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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