



**Located in the sought-after village of Seascae**

**Plenty of storage throughout the property**

**Spacious and well presented lounge**

**Conservatory set in the rear garden**

**Stylish bathroom plus ground floor WC**

**Ideal for first time buyers, couples or families**

**Tastefully decorated throughout**

**Open plan kitchen diner plus separate utility**

**Three bedrooms, two of which doubles**

**Pleasant front and rear gardens with off-street parking**

This fabulous property is located within a quiet residential area in the highly sought-after village of Seascale and would be a perfect home for first time buyers, couples or with its three bedrooms would also suit a family. The property is tastefully decorated throughout and is ready to move into. You would simply need to unpack and put your feet up. Within walking distance, you will find the picturesque sandy beach for which Seascale is famous for. It is also an excellent base from which to explore the quieter western lakes and surrounding fells of Cumbria. The village certainly has plenty of life, with a convenience store, café's, takeaways, a chemist, school, and a train station. It is also within easy reach of Sellafield Nuclear Power Station, making it an ideal choice for anybody working there. Step inside, the well presented hallway leads to a spacious lounge and the lovely kitchen diner. The kitchen diner has a huge amount of storage and provides access to a good size utility, with separate WC and the conservatory, with patio doors out to the rear garden. To the first floor there are three good size bedrooms, with two featuring built in storage. The stylish bathroom is also conveniently located by the bedrooms on the first floor. Externally, there is a well maintained lawn to the front of the property, with a larger area directly in front of the car park which belongs to the property. The property also boasts two designated parking places. To the rear, the garden is sure to delight, with a patio area, wildlife pond and a gated area to the rear of the garden which would make a fantastic allotment type garden, perfect for those who like to grow their own. Viewing is a must to appreciate this lovely property, so call the office today to arrange a viewing.

## ACCOMMODATION

### Hallway

Entered through a uPVC door with patterned frosted glass, the hallway has plenty of natural light from the uPVC double glazed window, overlooking the side of the property. The hall benefits from wood effect flooring and an open, under stairs storage space. Provides access to the lounge, kitchen and there are open stairs to the first floor.

### Lounge

The tastefully decorated lounge has a large, uPVC double glazed window overlooking the front of the property, with a radiator below. The room benefits from decorative coving, wall lights in keeping with the central light and a coal effect fire, set on a marble hearth and insert, with decorative wooden surround.



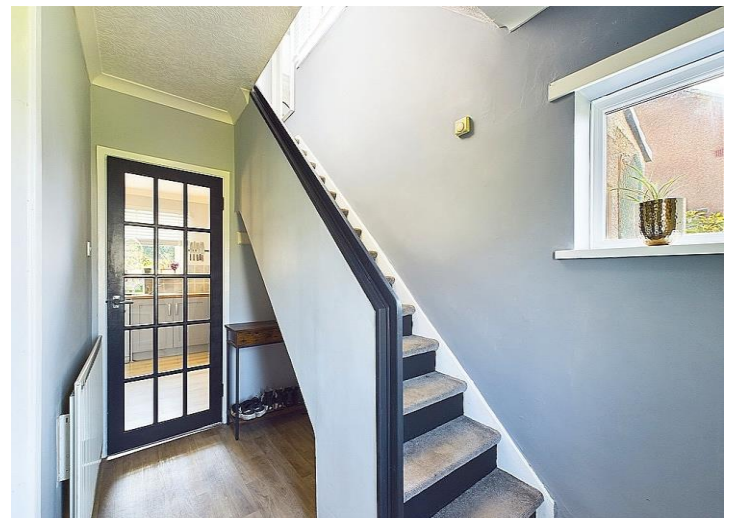
### Kitchen/Diner

The kitchen has a range of grey, shaker style wall and base units, with contrasting wood effect work surfaces and tiled splash backs. A 1.5 stainless steel sink with mixer tap is set below a uPVC double glazed window which has a pleasant outlook over the garden. There is no shortage of storage here, with three full size, built in cupboards and an even larger, pantry cupboard. There is an integrated stainless steel oven, with stainless steel gas hob above, with matching extractor canopy in place. There is space and plumbing for a freestanding dishwasher. The kitchen features a large breakfast bar area, that divides the kitchen from the dining room. There is decorative coving, wood effect flooring and to the rear of the kitchen, you will find a recess with enough space to house a fridge freezer. The kitchen provides access to the utility area. To the dining area, there is a continuation of the wood effect flooring and decorative coving, a feature wall with up lighters and a large radiator. Large uPVC patio doors lead out to the conservatory.



### Utility

The useful utility area has a handy work surface, with wall and base units. A stainless steel sink is set below a uPVC double glazed window overlooking the front of the property. There is space to house a freestanding washing machine and tumble dryer. The utility houses the Baxi combi boiler. There is a door to the WC and a part glazed uPVC double glazed door leading out to the side of the property.



### **Conservatory**

Located at the rear of the property, the conservatory is flooded with natural light from the panoramic uPVC double glazed windows and large patio door leading out to the garden. The room benefits from a radiator and decorative wall lights.

### **First floor landing**

At the top of the stairs, there is a uPVC double glazed window overlooking the side of the property and filling the whole space with natural light. The landing benefits from decorative coving and two-tone banisters to the stairs. There is a handy, built-in storage cupboard which would make an ideal linen closet. Doors lead to all three bedrooms, the family bathroom and the loft.

### **Master bedroom**

The good size master bedroom benefits from decorative coving and a large, built-in storage cupboard with shelf and hanging rails, this would make an ideal wardrobe. There's a large uPVC double glazed window overlooking the front of the property, with a radiator below.

### **Bedroom two**

Located the rear of the property, the second bedroom is also a good size double and benefits from decorative coving and two large, built-in cupboards, both with clothes rail and shelf. There is a large uPVC double glazed window, with a pleasant outlook over the rear garden, with a radiator below.

### **Bedroom three**

The third bedroom is situated at the front of the property and benefits from a radiator and a uPVC double glazed window overlooking the front to the property. There is also a handy built into storage to the over stairs fitment.



## Bathroom

Stylish family bathroom has a three piece suite and stylish, contemporary wall and floor tiles. There is a bath with panelled glass screen, waterfall mix tap and mixer shower above, featuring both rainfall and handheld attachments. There is a built-in vanity unit incorporating a concealed cistern toilet and a large, hand wash basin with waterfall mixer tap, with storage below. The bathroom has a uPVC double glazed frosted window overlooking the side of the property, an extractor fan and a designer, white column radiator.

## Exterior

To the front of the property there is an area of well maintained lawn and beyond that, there is larger grassed area, which stretches all the way to the car park and runs the width of the boundary lines, all the way to the parking area. The property also boasts two designated parking spaces. To the rear, there is a delightful garden, perfect for those who love spending time outdoors. As you step out from patio doors of the conservatory there is a lovely, wildlife pond, with surrounding mature shrubs and plants creating a beautiful feature. To the side of the conservatory is a flagstone patio area, perfect for garden furniture. Steps lead up to the top of the garden, where there is access to a second area, where you will find an area of lawn and a gravelled patio area. This gated section of the garden would make a great vegetable patch, for those who like to grow their own. The whole garden is surrounded by mature shrubs and plants making it feel very private. There is gated access to the side of the property leading around to the front.

## TENURE

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

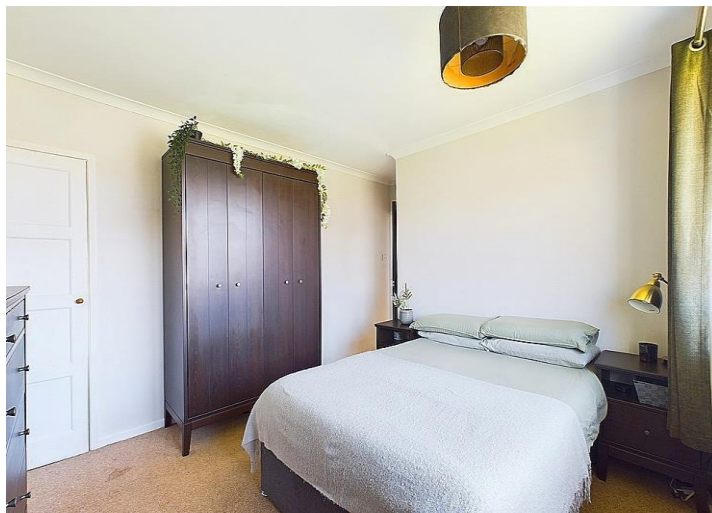
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## MORTGAGES

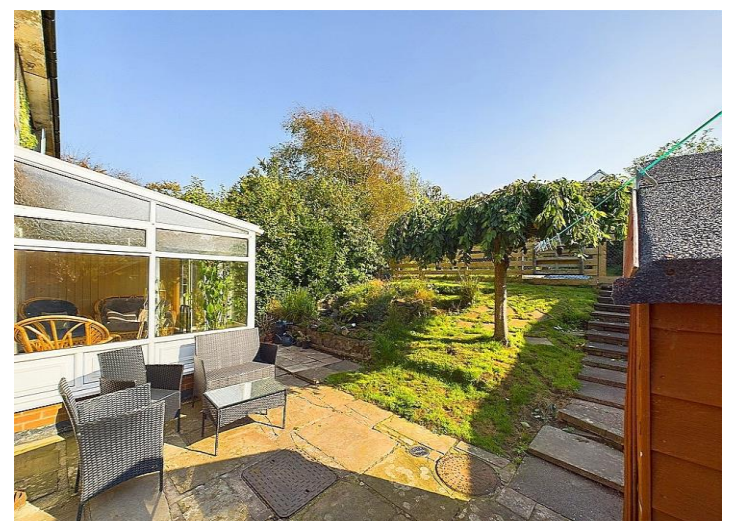
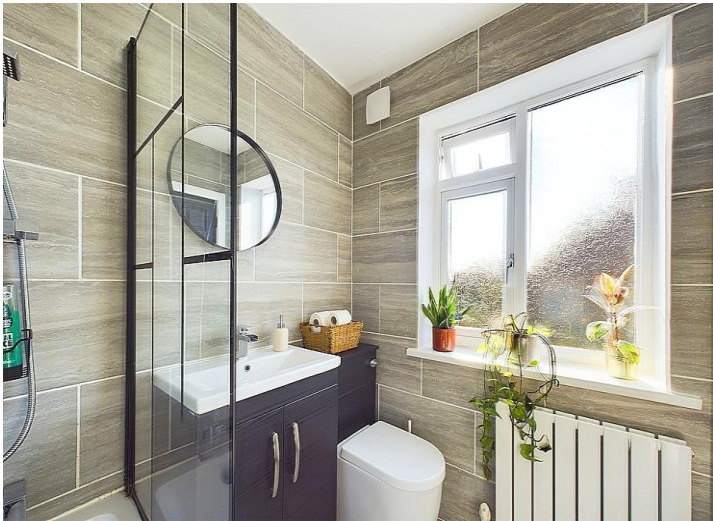
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## NOTE

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 area<sup>(1)</sup>

1083.93 ft<sup>2</sup>

Reduced headroom

12.49 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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