



# GRISDALES

PROPERTY SERVICES



**86 Gosforth Road, Seascale, CA20 1NB**

**£240,000**

Some homes offer a bit more space than expected—this one quietly goes much further than that.

From the outside, it gives little away, but step inside and the sense of room is immediate. All three bedrooms are genuinely generous in size.

Downstairs, the house is set up for easy living. A separate utility keeps the practical side out of sight, while the downstairs WC is one of those details that offers extra convenience.

Storage has been built in where it's needed, not added as an afterthought, which makes the whole place feel more considered and easier to keep organised.

Then there's the outside space. The garden is one of the largest on the street, and it shows. It gives you options—room for children to run, space to host, or simply somewhere that doesn't feel overlooked or restricted. Out front, the driveway easily handles multiple vehicles, which isn't something every home nearby can offer.

Location-wise, it's hard to ignore the practicality. Being directly opposite a school takes the stress out of mornings, and with Sellafield Ltd within easy reach, it's a straightforward choice for those wanting a manageable commute without sacrificing space at home.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity, water and drainage.

## ENTRANCE

Via sliding glass door into porch with UPVC door leading into:

## HALLWAY

Radiator, storage cupboards, under stair cupboard, stairs leading to first floor, radiator, door leading to:

## LOUNGE

12'11" x 12'5" (3.96 x 3.80)



Front aspect double glazed window, radiator, electric fire, dining room, rear aspect double glazed window.

## KITCHEN / DINER

19'1" x 16'0" (5.82 x 4.90)



Fitted with a range range of wooden wall and base units with complimentary work surfaces, integrated electric oven / grill and hob with extractor fan above, integrated dishwasher, plumbing for washing machine, inset sink and drainer unit, decorative neutral wall tiling, front aspect double glazed window, storage cupboard. The dining area has a door allowing access to the garden.

## OFFICE

10'4" x 8'3" (3.17 x 2.52)



Radiator. Doors leading to side external and rear external.

## CONSERVATORY

7'4" x 6'6" (2.26 x 2.00)



Tiled flooring. Doors leading to garden.

## DOWNSTAIRS W.C

## STAIRS TO FIRST FLOOR LANDING

Storage cupboard, radiator, doors leading to:

### BEDROOM ONE

12'2" x 12'2" (3.72 x 3.72)



Rear aspect double glazed window, radiator. Double in size, built-in storage cupboard.

### BEDROOM TWO

12'4" x 9'4" (3.76 x 2.86)



Rear aspect double glazed window, radiator. Double in size, built-in storage cupboard.

### BEDROOM THREE

9'1" x 8'1" (2.78 x 2.47)



Front aspect double glazed window, radiator. Single in size, loft hatch.

### BATHROOM



Three-piece suite comprising of walk-in shower, W.C and wash basin, UPVC wall panelling, heated towel rail, side aspect frosted double glazed window.

### FRONT EXTERNAL



Shillied driveway enabling parking for 4/5 vehicles. Pathway leading to front porch.

## REAR EXTERNAL



Large garden mainly laid to lawn with shillied and bark areas, decorative shrubbery adds to the picturesque setting. The garden provides lovely seating areas to enjoy the sun.

## DIRECTIONS

W3W///coverings.clinic.speeding

The property is best approached From Whitehaven travelling South on the A595 to Gosforth. Turn right for Seascale, into the village where the property can be found on the left hand side, opposite the school.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band B

## VIEWINGS

To view this property, please contact us on 01946 693931.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdals, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise

you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdals offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

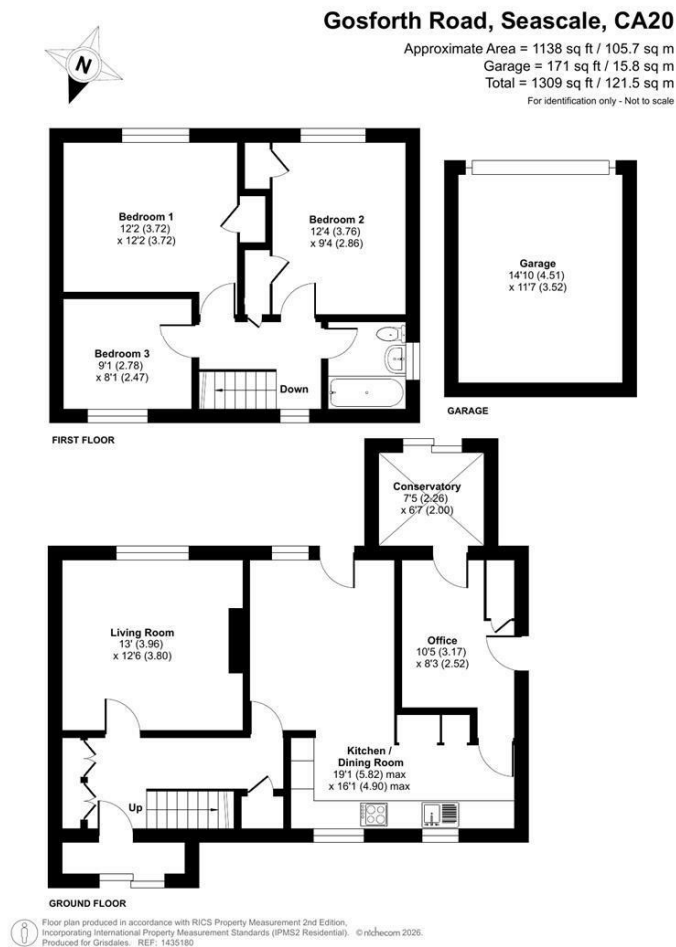
## MORTGAGE ADVICE

Grisdals works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

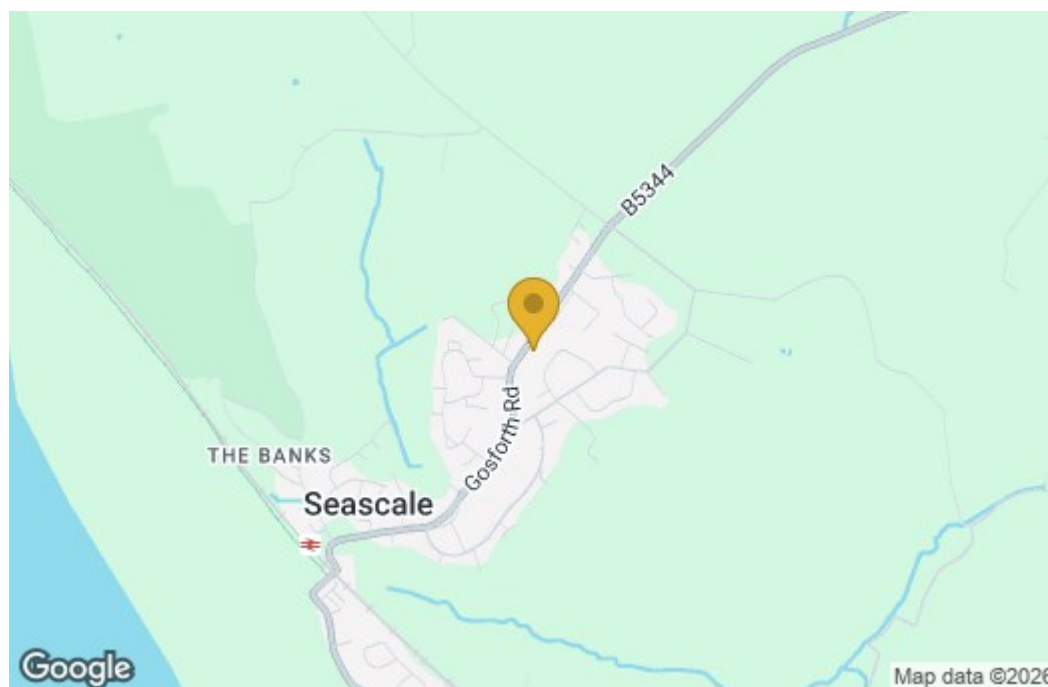
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

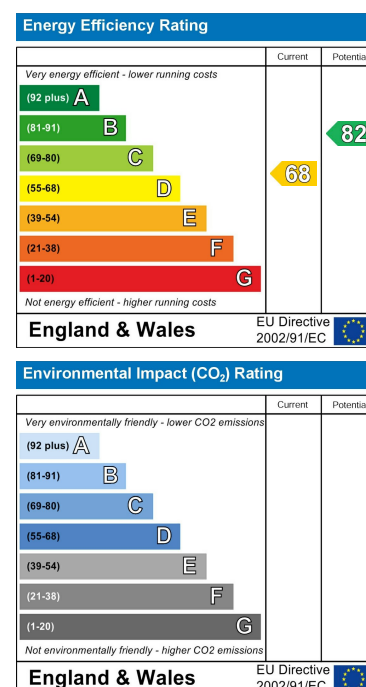
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.