



Set within a highly desirable area of Seaton

Offered for sale with no forward chain

Space to adapt or extend the property to your needs

Enjoys a lovely outlook to the front

Private, sun trap garden to the rear

Spacious driveway with garage and workshop

Spacious lounge with dual aspect windows

Two spacious bedrooms and modern wet room

A short walk to the amenities of Seaton

Located down a quiet road

If you've ever dreamt of owning your own bungalow, one set in quiet and sought-after area, then this could be the home for you. Located partway down the quiet Branthwaite Lane, the property is perfect for those who want peace and quiet, with the convenience of local amenities. The amenities of Seaton are within easy reach, where you will find shops, a post office, pharmacy and takeaways. A bus stop is just a short walk away and Workington town centre can be reached in just a five-minute drive. A lovely feature of this property is its position. From the front, there is a pleasant outlook, which can be enjoyed from the lounge windows or the front garden, and at the back there is a spacious sun trap garden which feels very private. There is plenty of space, if desired to extend at the rear, perhaps with a sunroom or conservatory, or to the side changing the use of the garage. Within the property there is a front porch, which leads into the hallway. The lounge is of a generous size and feels light and airy. There is a generously sized kitchen, two spacious bedrooms and a modern wet room. The garage is located to the left of the property, and at the rear is a workshop. At the front of the property, there is a large, gated driveway, which provides plenty of off-street parking for multiple vehicles and even has space to turn. There is access around either side of the bungalow to the rear garden. Here you will find a pleasant, well-maintained garden which is largely laid to lawn and has a variety of plants and shrubs, providing a splash of colour. The garden feels relatively private and enjoys the sun throughout the day. A wonderful, quiet place in which to relax, either on your own or in the company of friends and family. To view this property and all it has to offer, please contact the office and we will arrange a viewing.

ACCOMMODATION

Front porch

The front porch is accessed via a uPVC door which has a window, and there are additional windows allowing in plenty of natural light. There is tile flooring, and the porch leads to the hallway.

Hallway

The spacious hallway benefits from a handy double socket and there is a radiator in place. The hallway has decorative coving and doors lead to the lounge, kitchen, both bedrooms and the wet room. You will also find the loft hatch located in the hall.

Lounge

The spacious, light and airy room has dual aspect windows which enjoy an attractive view. There is a coal effect gas fire, set on a tiled hearth with tiled surround. The room has decorative coving and two radiators provide plenty of warmth.

Kitchen

A generously sized kitchen, currently with a range of wall and base units and a complementary worktop with tile splash back. There is a stainless steel sink with draining board, set below a uPVC double glazed window. The kitchen has a radiator and a half-glazed uPVC door which leads out to the exterior.

Bedroom one

A spacious double bedroom enjoying a lovely outlook onto the rear garden. The tastefully decorated room has decorative coving, a radiator and the window is uPVC double glazed.

Bedroom two

A second, generously size room with decorative coving, a radiator and a uPVC double glazed window looking out onto the rear garden.

Wet room

The wet room benefits from a curved shower screen, with the shower set on the tiled walls. There is a toilet and wash basin, with mixer tap over a vanity unit, providing storage. The wet room has fully tiled walls, an extractor, chrome heated towel rail and a uPVC double glazed frosted window.



Garage

The good size garage could be used to extend the accommodation of the property if desired. The garage has lighting, power points and a uPVC double glazed window. At the rear of the garage there is an additional area used as a workshop, which has a door to the garden and a large, uPVC double glazed window.

Boiler room

Located to the side, towards the rear of the property, there is a room which houses the boiler, toilet, wash basin and there is plumbing for a washing machine. This useful room is accessed from the rear garden.

TENURE

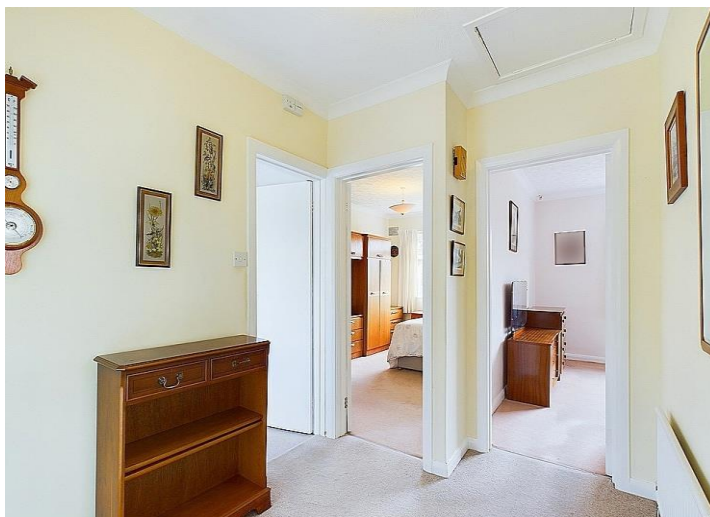
We have been informed by the vendor that the property is freehold.

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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.







Approximate total area⁽¹⁾
1015.23 ft²

(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.

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