



Beautifully presented from top to bottom

Separate utility and downstairs WC

Lovely lounge featuring a bay window

Drive for off street parking

Handy outbuilding for storage

Stunning, open plan kitchen and diner

French doors leading out to the garden

Gorgeous four piece bathroom suite

Quiet, sought after area

Spacious garden with multiple seating areas

This fabulous home is located in a quiet residential area within the ever popular Seaton. A superb home for young professionals or families who want a property that is ready to move into. The property currently has planning permission for an extension. A short drive you will find yourself in the heart of the nearby town of Workington or along the Cumbrian coastline. Seaton has numerous schools which are within easy reach and also benefits from a post office, convenience store, takeaway and a garage, all just a short drive from the property. This lovely home is being well cared for by the current owners and has so much to offer. Stepping inside you'll find yourself in the lovely hallway which leads through to the lounge, featuring a bay window looking out to the front. To the rear of the property, you will find a fabulous open plan kitchen and diner with plenty of space for a large dining table, ideal for those who like to entertain. There are French doors that lead out to the rear garden and a door that leads through to a separate utility room which in turn leads through to a downstairs WC. The property also benefits from a newly installed boiler with an 8 year guarantee. Heading up to the first floor you will find three lovely bedrooms, with the master bedroom boasting a bay window, mirroring that of the lounge. The bathroom is simply stunning, This four piece suite certainly has a feel of luxury. Outside, the property has a driveway which provides off street parking and a low maintenance garden to the front. Stepping out onto the rear garden you'll find a choice of patio areas making it ideal for those who like to spend time outdoors. The spacious garden also features an outbuilding perfect for storing garden equipment or furniture. Call today to arrange a viewing on this fabulous home as you would expect, the interest in this beautiful property will be high.

ACCOMMODATION

Hallway

Accessed via a stylish composite door with frosted glass panels and matching frosted side panels, is this tastefully decorated hallway, featuring modern flooring, radiator and decorative coving. You will find a useful under stairs storage cupboard and doors leading through to the lounge, open plan kitchen/diner and there are stairs to the first floor landing.

Lounge

This lovely room boasts a uPVC double glazed bay window which creates an attractive feature and looks out onto the front of the property. There is also a coal effect gas fire set on a marble hearth with matching inset and surround. Either side of the chimney breast, you will find wall mounted lights, in keeping with the main ceiling light. There is a TV point and the radiator provides plenty of warmth.



Kitchen/diner

Most certainly the heart of the home, is this beautifully presented, open plan kitchen and diner. The dining area has lots of natural light via uPVC French doors, which have side windows illuminating the whole room. There is an attractive fireplace, above which, you will find connections for a flat screen wall mounted TV. The dining area has plenty space for a large family size dining table and chair set and ceiling spotlights extend from the dining area all the way through to the kitchen. The stylish kitchen incorporates a range of shaker style wall and base units with a contrasting worktop and tiled splash backs. There is a built in electric oven with a separate induction hob and stainless steel/curved glass extractor canopy above which has built in lighting. The kitchen features a wine cooler and a 1.5 sink with drainer, boiler mixer tap is set below a uPVC double glazed window. Throughout the entire room there is modern flooring and the radiator provides plenty of warmth there is also a built in storage cupboard which has a window. From the kitchen there is a door which leads through to the utility room.



Utility room

The utility room has plumbing for washing machine, space for tumble dryer and a handy worktop. There is a uPVC double glazed window, door to the garden and also a door to the downstairs WC.

WC

A handy ground floor WC, with a wash basin, toilet and a uPVC double glazed frosted window.



First floor landing

The landing has a handy socket, a uPVC triple glazed window and doors that leads through to all three bedrooms and also the bathroom.

Bedroom one

A lovely double bedroom, which has a triple glazed, bay window matching the one in lounge and enjoying a pleasant outlook towards greenery. The room also has a radiator and is tastefully decorated.

Bedroom two

The second bedroom has a built in cupboard, radiator and the uPVC triple glazed window looks down onto the rear garden.

Bedroom three

This third bedroom is beautifully presented as a nursery and has a radiator and a uPVC triple glazed window with views to the front of the property.

Bathroom

A stunning four piece bathroom suite incorporating an oval bath with the mixer tap set above into the surround. There is a designer wash basin set on to a drawer vanity unit with the tap set above neatly positioned onto the wall. The shower cubicle boasts a rainfall and handheld showerhead. There is a toilet, chrome heated towel rail, ceiling spotlights and a uPVC triple glazed frosted window.

Exterior

At the front of the property, you will see a driveway which provides plenty of off street parking. There is also a garden to the front, which is largely lawn and has a variety of shrubs. The rear garden, offers plenty of space, making this the perfect family home. There is a total of three seating areas, with a large patio accessed by the French doors. There is a stylish secondary patio, perfect for those who enjoy the sun at the top of the garden and a third patio area, giving plenty of options to better spend your time. The majority of the garden has a well maintained lawn and there is a variety of shrubs surrounding the garden, offering a feeling of privacy. The garden also has a useful outbuilding which has a window with natural light providing excellent storage for garden equipment or furniture.

TENURE

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

COUNCIL TAX BAND B

EPC E



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MORTGAGES

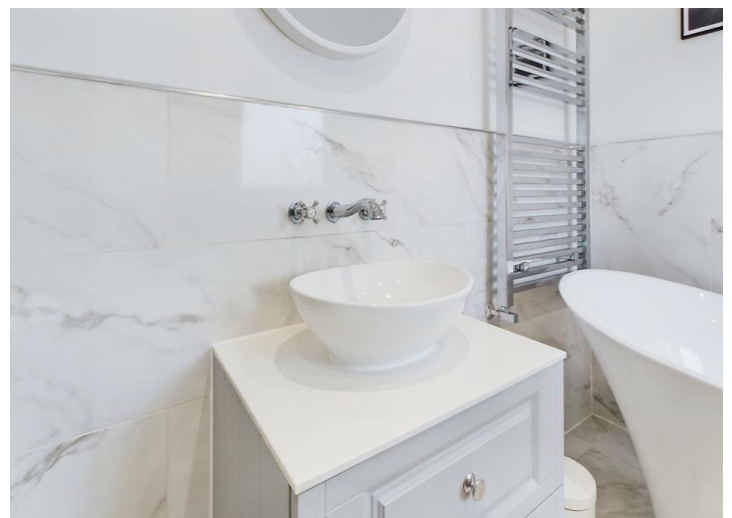
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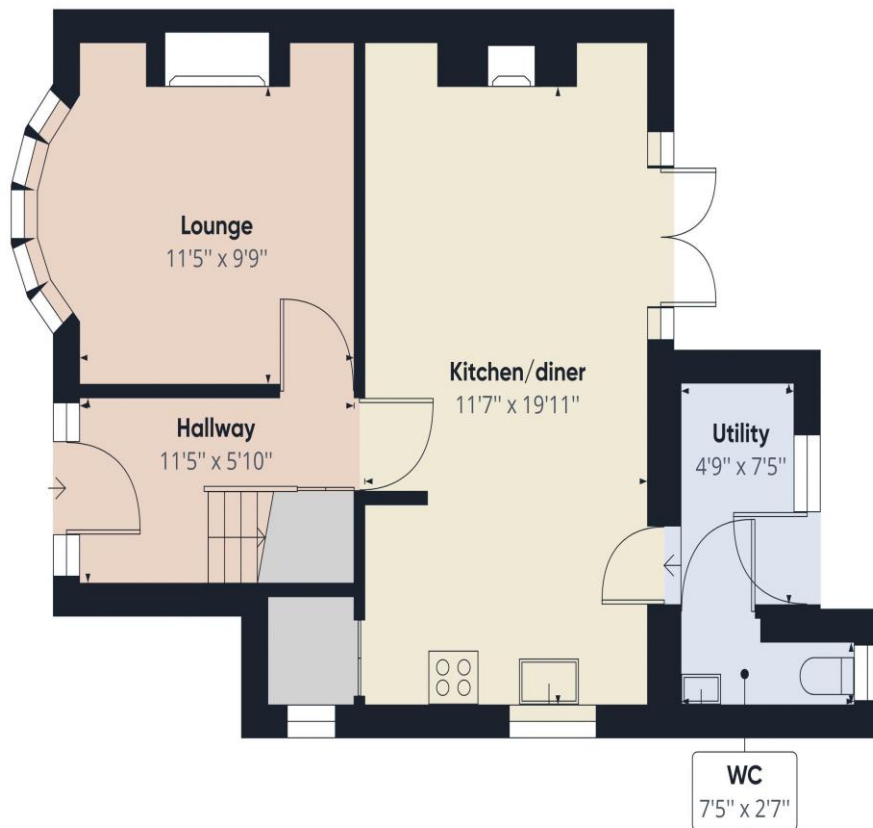
NOTE

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.









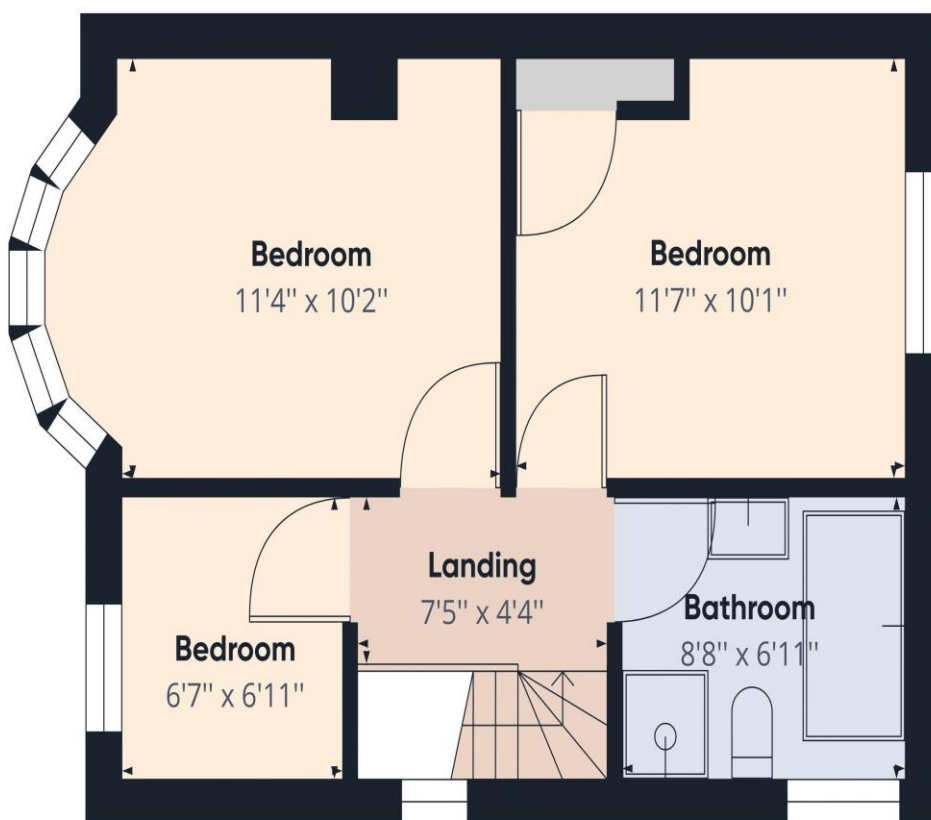
Ground Floor

Approximate total area⁽¹⁾
528.84 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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Floor 1

Approximate total area⁽¹⁾
385.76 ft²

(1) Excluding balconies and terraces

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