



**Sought-after village location**

**Walking distance to the picturesque sandy beach**

**Spacious lounge and separate dining/sitting room**

**Stylish staircase with glass balustrade**

**Benefits from a drive and garage**

**Set in a quiet residential area**

**Offered for sale with no forward chain**

**Generously sized kitchen with separate utility**

**Good size, sun trap garden**

**Perfect for couples and families**

Located within a quiet residential area in the highly sought-after village of Seascale, is this three-bedroom home. The property is offered for sale with no forward chain and would be a perfect choice for a young couple or family. 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. The property is set on a good size plot and has a garden and drive at the front. There is a sun trap garden to the rear, where you will also find a garage. Stepping inside the property, there is a porch which leads through to a hallway, with the stairs boasting a glass balustrade. The property has two spacious reception rooms, offering plenty of versatility. The first is currently used as a lounge and the second, a sitting room, but this room could be used as a dining room if desired. The kitchen is of a generous size, with plenty of storage space and there is a separate utility. From the kitchen, there is a rear hall that leads to a WC and French doors that lead onto a side porch. The side porch in turn has another set of French doors, which lead out to the garden. Heading up to the first floor you will find all three bedrooms and the family bathroom. Viewing is highly recommended to fully appreciate the quiet location in which this property is set and all it has to offer.



## ACCOMMODATION

### Front porch

The front porch is accessed via a fully glazed uPVC door and there is also uPVC double glazed window that allows in lots of light. The front porch has plenty of space for a coat, or shoe rack and has fully tiled walls. The uPVC door leads through to the hall.

### Hallway

Certain to catch your eye, is the stylish staircase, with its glass balustrade that leads up to the first-floor landing. The hallway has decorative coving and feature niche, and dado rail. There is a radiator, spotlights and wall mounted lights which illuminate the stairs. The hallway has an under stairs storage cupboard, which discreetly houses the Worcester combi boiler. There are also two additional cupboards, which provide useful storage. The hallway leads to the lounge, dining room and kitchen.

### Lounge

The spacious room, has a feature alcove which houses the gas fire, and there are smaller, matching alcoves on either side, set within the chimney breast. The room has decorative coving, a niche and eye-catching wood panelling. There is modern flooring, built-in shelving and a uPVC double glazed window that looks out onto the rear garden.

### Dining/sitting room

This large and versatile second reception room could be used for a variety of purposes as desired. Currently used as a sitting room, there is modern flooring, shelving, decorative coving, and a radiator placed below a uPVC double glazed window that looks out onto the rear garden.

### Kitchen

A spacious, L-shaped kitchen, incorporating a range of base units with a complementary worktop and tiled walls. There is a built-in electric oven with a separate gas hob, a stainless steel sink with drainer and boiler, mixer tap, is set below one of the two uPVC double glazed windows, allowing lots of natural light and looking out to the front. The kitchen benefits from a breakfast bar, a radiator and tile flooring. Provides access to a rear hall and also leads through to a utility.

### Utility

Here you will find plumbing for a washing machine and space for a tumble dryer. There are base units, wall units and a handy worktop. There are fully tiled walls, tile flooring and a uPVC double glazed window.





### **Inner hall**

The inner hall has a useful, storage area and a set of French doors that open up to a side porch. There is also access to the WC.

### **WC**

There is a toilet and a uPVC double glazed frosted window.

### **Side porch**

The porch has tile flooring and uPVC French doors with side windows, that lead out to the exterior.

### **First floor landing**

The landing has a handy power point, decorative coving, and ceiling spotlights. There is also a uPVC double glazed window that looks out to the front. The landing provides access to all three bedrooms and the bathroom.

### **Bedroom one**

A spacious, double bedroom, with built-in shelving and a built-in cupboard which could be used as a wardrobe. There is decorative coving, a radiator and a uPVC double glazed window that looks down onto the rear garden.

### **Bedroom two**

A second double bedroom, boasting a built-in linen cupboard and a built-in wardrobe. There is decorative coving, a radiator, and a uPVC double glazed window.

### **Bedroom three**

Good size third bedroom, with decorative coving, a radiator, and a uPVC double glazed window.

### **Bathroom**

Incorporating a bath with mixer tap and glass screen with shower above. There is a toilet and pedestal hand wash basin. The walls are fully tiled, there is a radiator and a uPVC double glazed frosted window.

### **Garage**

The property benefits from a garage which has a tiled, pitched roof. There is a uPVC double glazed window and a pedestrian door at the rear, accessed from the garden.





## Exterior

At the front of the property, there is a driveway, providing off-street parking and a lawned garden. There is access around the left-hand side of the property, where you'll find a spacious, patio area which can also be accessed from the French doors at the side of the property. Continuing, you will find yourself in the rear garden, which is largely laid to lawn and benefits from a few trees. The garden is securely fenced around, making it secure for those with pets or children. The garden is quite the sun trap and is a lovely place to spend sunny days.

## TENURE

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

## COUNCIL TAX BAND B

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

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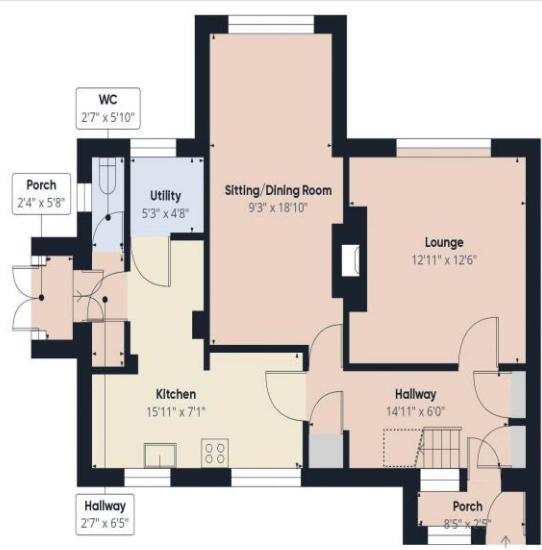
## MORTGAGES

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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>  
1109.28 ft<sup>2</sup>

Reduced headroom  
6.95 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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