



**Offered for sale with no forward chain**

**Large corner plot**

**Two double bedrooms**

**Quiet village location**

**Semi-detached bungalow**

**Driveway and integral garage**

**Walking distance to the beach**

**Pleasant front, and rear gardens**

Offered for sale with no forward chain is this two bedroom semi-detached bungalow. Whilst in need of some updating, the property boasts a corner plot with large driveway and garage. Located in the popular village of Seascale, the property is just a few minutes walk to its famous, long sandy beach and promenade, where fabulous strolls and lovely views are to be enjoyed. The village has a wide range of amenities including a train station, café's, convenience store, pharmacy, and other shops. The village has long been a popular place to live and is a perfect place to explore not only the coastline, but the quieter, western lakes, and surrounding fells, which are just a short car journey away. The accommodation briefly comprises, entrance hall, light and airy lounge, good size kitchen, and rear lean to, with access into the integral garage. There are two good size, double bedrooms and a modern, shower room. Externally, the property has a pleasant front garden which boasts a large driveway, there is side access to the rear garden, which has a lawn, patio area and a lovely range of mature shrubs and plants to the borders. Viewing is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door, with frosted, patterned glass panel, the entrance hall has a double panel radiator, decorative coving, loft access and provides access into the lounge, kitchen, bathroom and two bedrooms.

### Lounge

This bright and spacious lounge has a large, uPVC double glazed window, overlooking the front garden and floods the room with natural light, there is a double panel radiator below, decorative coving, a modern fireplace, with marble hearth and insert, with modern, wooden surround and a TV point.



### Kitchen

A good size kitchen, with a range of contemporary, white wall and base units, with contrasting wood effect surfaces. The kitchen features a 1.5 stainless steel sink and drainer unit with mixer tap, space for a freestanding electric cooker, plumbing for a washing machine and dishwasher. There is a uPVC double glazed window overlooking the rear garden, a uPVC double glazed door with frosted glass, wood effect vinyl flooring, part tiled walls and a kickboard plinth heater.



### Bedroom one

A light and airy double bedroom with a uPVC double glazed window, overlooking the front of the property, with a double panel radiator below and decorative coving.

### Bedroom two

Situated at the rear of the property, this second, good sized double bedroom has decorative coving, a uPVC double glazed window looking out over the rear garden, and a double panel radiator.



### Shower room

A good-sized shower room, with suite briefly comprising, corner shower cubicle, with sliding glass doors and mixer shower, with marble effect PVC surround, a built-in vanity unit incorporating a ceramic hand wash basin with mixer tap and a push button flush toilet. The bathroom features fully tiled walls, tile effect vinyl flooring, an extractor fan and a uPVC double glazed, frosted glass window.

### Rear lean to

This useful space has panoramic, uPVC double glazed windows with a uPVC double glazed door, leading out onto the rear garden and an internal wooden door, which provide access into the garage.

### External

Externally, the property has a pleasant front garden which boasts a large driveway. There is side access to the rear garden, which has a lawn, patio area and a lovely range of mature shrubs and plants to the borders.

### 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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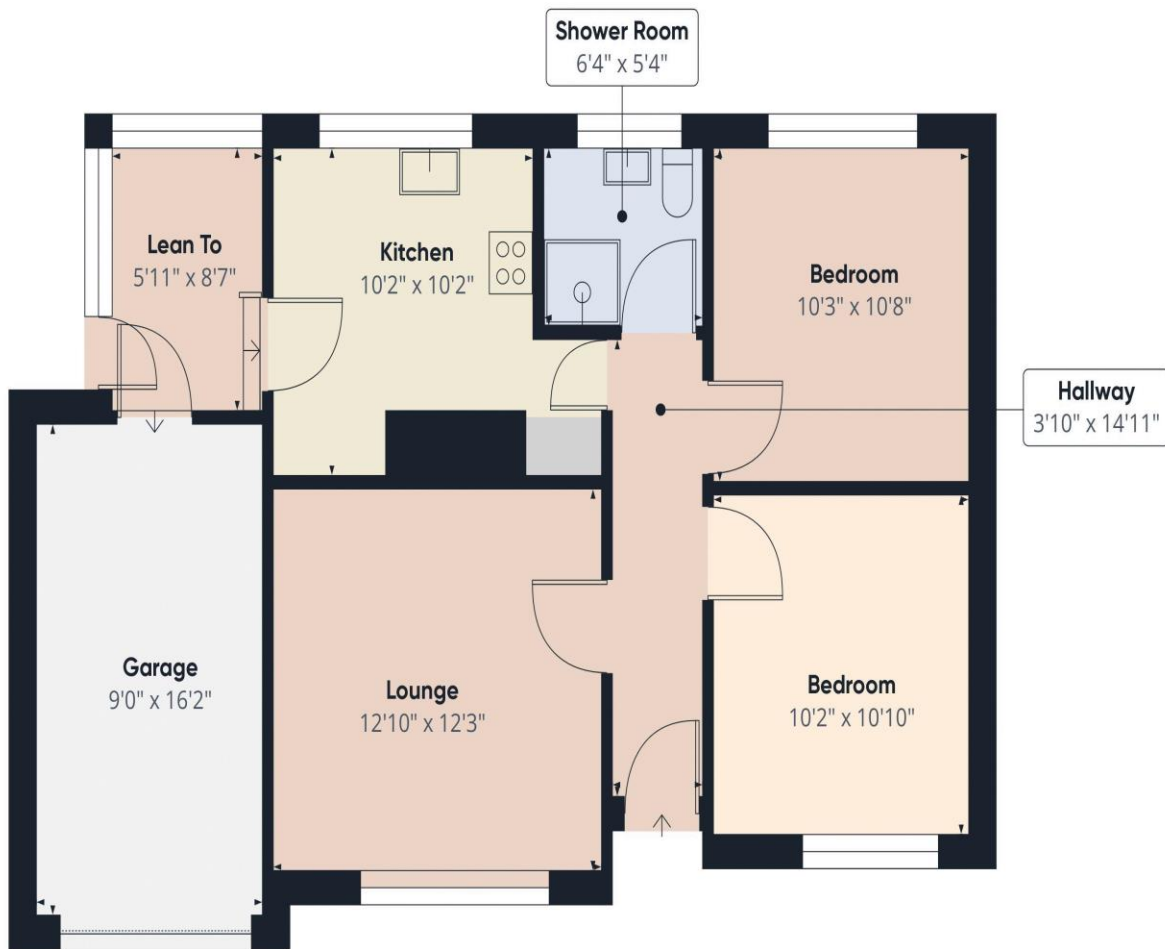
## MORTGAGES

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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.





Approximate total area<sup>(1)</sup>  
785.71 ft<sup>2</sup>

(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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