



Fabulous views across the countryside, and the fells

For sale with no forward chain

Driveway and garage, potential to extend

Three spacious bedrooms

Low maintenance garden to the rear

Ideal to add your own stamp and perhaps value

Set in a quiet, popular cul-de-sac

Two versatile reception rooms

First floor bathroom plus downstairs WC

Located in the ever popular area of Seaton

If you've ever dreamed of buying a property, changing it and modernising it to be your perfect family home, then look no further. Perhaps you are looking to find a project where you can add value. then this could be the property for you. Offered for sale with no forward chain, the property is set in a quiet cul-de-sac within the ever popular village of Seaton. The location is ideal, as the cul-de-sac offers peace and quiet but is just a five-minute drive to Workington town centre. The village itself has a wide range of amenities including a post office, shops, takeaways and schools. The property has a hallway which leads to two reception rooms. Having two rooms offers versatility and one of the rooms leads to the kitchen. You may choose to remove the wall and have a big open plan kitchen and diner, the choice is yours. The ground floor has a rear hall and a handy downstairs WC. To the first floor, the spacious landing leads to all three bedrooms, each of a generous size. The two rear bedrooms enjoy a wonderful outlook of Seaton, across the Cumbrian countryside and towards the fells. At the front of the property there is an attractive garden bursting with colour and a drive which leads to the garage. There may be the option to extend above the garage if desired. At the rear, the property has a pleasant, low maintenance garden which is largely laid to lawn and feels rather private. Viewing is highly recommended to fully appreciate the potential this property has to offer.

ACCOMMODATION

Hallway

The hallway is accessed via a wooden door with frosted glass panels and frosted top panel, allowing in natural light. There is a useful storage area, and doors lead through to the lounge, dining/sitting room and there are stairs to the first floor landing.

Lounge

Generously sized room which has plenty of scope for improvement. There is a radiator below a uPVC double glazed window that looks out onto the rear garden, and if desired this would be ideal for French doors. The room also has a large, walk-in under stairs storage cupboard.

Dining/sitting room

A versatile second reception room. The room adjoins the kitchen and has a radiator below a uPVC double glazed window that looks out to the front.

Kitchen

The kitchen currently incorporates a range of wall and base units with a complementary worktop. There is a radiator and a uPVC double glazed window in place. The door leads through to a side hall.

Side hall

The side hall has a substantial storage cupboard and provides access to the WC, whilst a half glazed door leads out to the garden.

WC

Here you will find a toilet and frosted window.

First floor landing

The spacious landing has a substantial cupboard which provides excellent storage. Leads to all three bedrooms and the bathroom.



Bedroom one

A double bedroom with a radiator and a uPVC double glazed window looking out over the rear garden, across the Cumbrian countryside and towards the fells.

Bedroom two

The second double bedroom has a radiator and fantastic fell and countryside views by the uPVC double glazed window.

Bedroom three

A third generously sized room with a radiator and a uPVC double glazed window to the front.

Bathroom

The bathroom incorporates a bath, toilet and pedestal hand wash basin. There is a radiator and a uPVC double glazed frosted window.

Exterior

As you arrive at the property you will notice the attractive, mature garden which is bursting with colour from the variety of plants, flowers and shrubs. The front garden is hedged around providing privacy and has a driveway which leads to the garage and provides off-street parking. To the rear, the good-sized garden is hedged around and laid to lawn. The garden offers plenty of space for garden furniture or for young children to play.

TENURE

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

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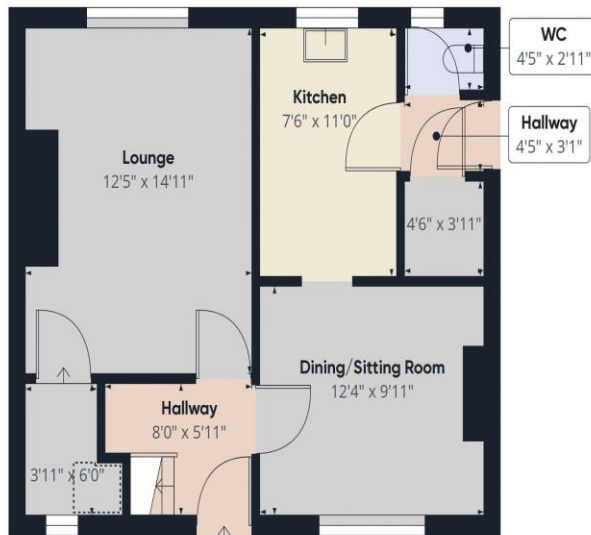
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NOTE

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



Floor 1



Approximate total area⁽¹⁾

991.73 ft²

Reduced headroom

6.4 ft²

(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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