

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
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www.lillingtons-estates.co.uk



12 MEADOWFIELD GROVE, GOSFORTH, SEASCALE, CUMBRIA CA20
1HL
PRICE £100,000

Occupying a nice, private position in this sought after Western Lake District village, this ground floor one bedroom apartment makes a great entry point onto the market and could also be used as a buy-to-let or second home. Offered chain free and historically used as a long let, the accommodation includes an entrance hall with three useful storage cupboards, a living room, a spacious fitted kitchen, a double bedroom and fitted bathroom. There is a decent size shared rear garden and allocated residents parking at the back too. A great buy for the money!

EPC band C

Entrance Porch

A part double glazed front door leads into porch with double doors to storage cupboard and part glazed door to hall

Entrance Hall

Doors to rooms, two built in storage cupboards, radiator, coved ceiling, wood style flooring

Living room

Double glazed window to front, double radiator, coved ceiling, wood style flooring

Kitchen

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, electric hob with extractor and oven, circular sink unit, space for fridge and washing machine, wall mounted combi boiler, double radiator, tile effect flooring, built in cupboard, part double glazed door to rear garden

Bedroom

Double glazed window to rear, double radiator, coved ceiling

Bathroom

Panel bath with shower attachment and screen, pedestal hand wash basin, low level WC. PVC cladding to splash areas, extractor fan, chrome towel rail

Externally

To the front of the property a path leads through a small open garden area to the front door, side access path to rear garden. At the rear there is a generous open garden laid to lawn which is shared by the four apartments. Allocated parking space at the far end.

Additional Information

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold. We are informed that the residents own the freehold.

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 17Mbps / Superfast 80Mbps

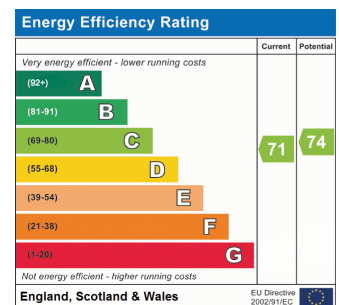
Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have service outside. O2 and Vodafone have service indoors but EE/3 have limited service indoors

Planning permission passed in the immediate area: None known

The property is not listed

Directions

From Whitehaven head south on the A595 passing Egremont and Calderbridge. At Gosforth take the left hand slip road and follow down to a mini roundabout. Turn left and continue through the village passing the shop and bakery, turning right at the fork onto Whitecroft towards Santon Bridge. Turn right again into Meadowfields and follow the cul de sac round to the left through the development to a left hand turning. Turn left here and follow into Meadowfield Grove where the property will be situated on the left hand side.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.