



MIRAMAR RUEBERRY DRIVE | SEASCALE | CA20 1NY

PRICE £220,000



Lillingtons  
Estate Agents



## SUMMARY

Occupying a beautiful site with open, southerly facing views to both the sea and fells this well presented semi detached property in the seaside village of Seascale will make a fabulous home. The property which is offered chain free includes an entrance hall, a lovely open plan L-shaped living/dining room with two fireplaces, a modern stylish kitchen and a useful utility. To the first floor there are three bedrooms and a modern stylish bathroom. A lengthy driveway provides plenty of parking and there is a lovely garden with summerhouse to the rear. Live here and enjoy walks along the sandy beach whenever you like...

EPC Band: D

## GROUND FLOOR

### ENTRANCE HALL

Part double glazed PVC door leads into hall with double glazed window to either side, stairs to first floor, double radiator, attractive tiled floor, under stairs recess, stripped wooden door into living/dining room.

### LIVING/DINING ROOM

A modern contemporary open plan L-shaped room with double glazed bow window to front with magnificent views and modern style shutters, double glazed French doors to rear into garden with two double glazed windows beside, cast iron style fireplace with wooden surround and hearth, second fireplace with multi fuel stove, wooden lintel and slate hearth, double radiator, wood effect flooring, stripped wooden door into the kitchen.

### KITCHEN

Fitted in a range of modern base and wall mounted units with work surfaces, inset stainless steel sink unit with flexi-tap, electric hob with oven and extractor fan, fitted Bosch microwave and fitted slimline dishwasher, double glazed windows to front and side, tiled floor, step down into utility.

### UTILITY AREA

Double glazed windows to three sides, door onto drive, polycarbonate roof, tiled flooring, storage recess housing combi boiler.

## FIRST FLOOR

### LANDING

Double glazed window to side, stripped wooden doors to rooms, useful built in cupboard.

### BEDROOM 1

Double glazed bow window to front with stunning views of both the sea and fells, tiled fireplace, radiator, picture rail.

### BEDROOM 2

Double glazed window to rear, double radiator, picture rail, recess for wardrobes, lovely view over the village and coastline.

### BEDROOM 3

Double glazed window to front with lovely views, double radiator, picture rail.

## BATHROOM

Recently replaced with a stylish modern suite comprising L-shaped bath with screen and twin head thermostatic shower, wall mounted hand wash basin with cupboard unit below, low level WC. Medicine cabinet, two double glazed windows to side, chrome towel rail, extractor fan, stone type tiling to walls and floor.

## EXTERNALLY GARDEN

To the front there is an enclosed garden which is laid to lawn with hedgerow borders and spectacular views. A tarmac drive for 4-5 cars leads down the side of the house, path to front door, outside tap. The rear garden is enclosed and includes a decking area, the rest being laid to lawn with planted borders. A path laid to slate chippings leads down one side past a large timber summer house with power and light connected and continues to a second wooden garden store.

## 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](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, fitted microwave and dishwasher, two wooden sheds

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 has service indoors but other providers have limited signal. All networks have service outdoors

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

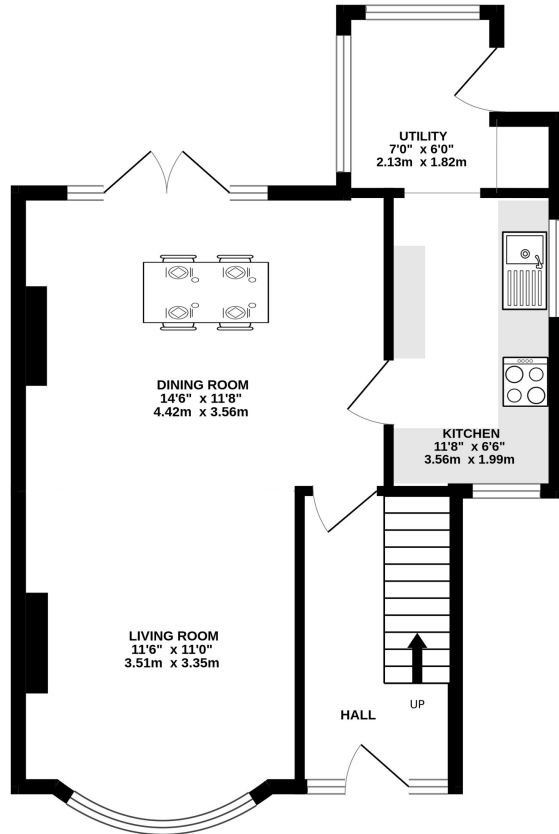
Directions

From Whitehaven travel south on the A595 passing through Egremont and Calderbridge. At Gosforth turn right off the A595 signposted to Seascale and continue into the village. Proceed under the railway and past the beach carpark which then becomes Drigg Road. Pass the Ice cream Parlour and after reaching the top of the rise turn right into Rueberry Drive. The property will then be situated on the right hand side.

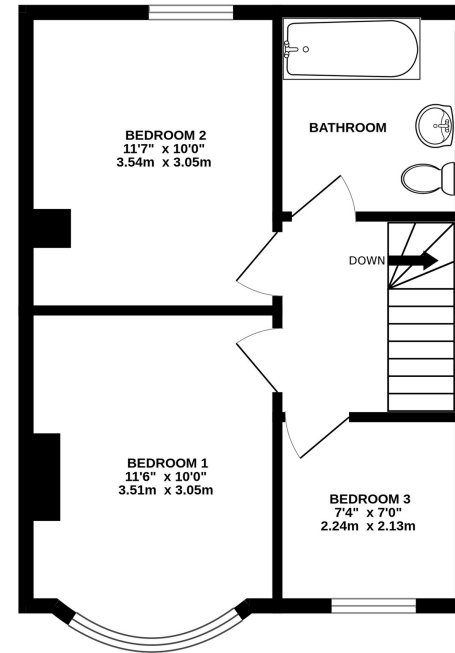




GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			