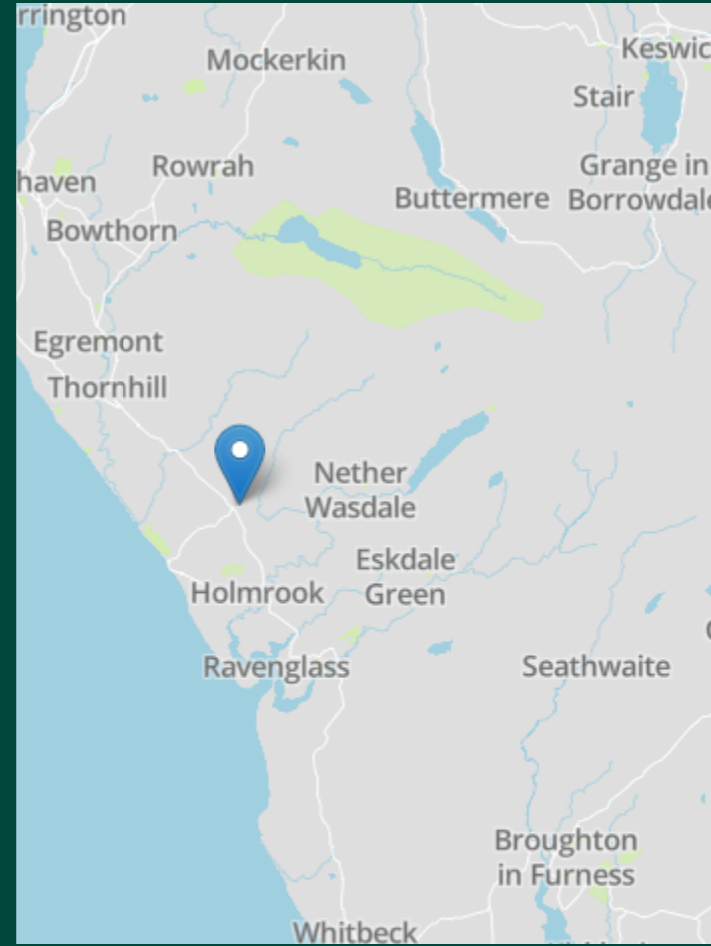


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Approximate total area<sup>(1)</sup>  
702.59 ft<sup>2</sup>  
65.27 m<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.

GIRAFFE360



## 9 Meadow Close, Gosforth, Seascale, Cumbria, CA20 1HN

- 2 Bed mid link house
- Fully refurbished to high standard
- Tenure - freehold
- Gardens & garage
- Ideal for holiday use or second home
- Council tax - Band B
- Perfect starter home
- Contemporary kitchen and bathroom
- EPC rating - C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk

## LOCATION

The village of Gosforth is situated within the Lake District National Park, a short distance from the coast and beaches of Seascale and gateway to the beautiful valleys of Wasdale and Eskdale. Gosforth has a good range of amenities including shops, restaurants and primary school, and is conveniently placed for commuting to the major local employment centres of the area. Seascale is some 2 miles away with an excellent range of amenities including school, GP and pharmacy and the fantastic advantage of a railway station on the Cumbrian coastal line which connects with the west coast main line.

## PROPERTY DESCRIPTION

A modern, two bedroom, mid link, property occupying a quiet cul-de-sac setting in the pretty Lakeland village of Gosforth in the Lake District National Park.

This fantastic property has been fully refurbished to a high specification by the present owner, meaning it is turn key ready and an ideal opportunity for first time buyers. The property would also make a great second or holiday home, being just a short drive to the delights of the Wasdale and Esk valleys, and is likely to generate an attractive income from holiday letting.

Accommodation briefly comprises entrance, lounge, contemporary dining kitchen, first floor shower room and two, well proportioned bedrooms. Externally, there is a low maintenance lawned garden to the front and a generous garden to the rear which has been recently landscaped to include a section of composite decking with composite fencing to enclose. The property also benefits from a garage, situated to the rear and included within the sale, together with an allocated parking space located adjacent to the garage.

Viewing is highly recommended.

## ACCOMMODATION

### Entrance Porch

Accessed via uPVC entrance door. Kamdean flooring and wooden internal door to:-

### Living Room

3.39m x 4.43m (11' 1" x 14' 6") Front aspect reception room with coved ceiling, radiator, Kamdean flooring and door into:-

### Inner Hallway

With stairs to first floor accommodation and door to:-

### Dining Kitchen

3.17m x 4.45m (10' 5" x 14' 7") A modern, rear aspect kitchen overlooking the garden. Recently refurbished with range of matte, handleless, wall and base units with complementary work surfacing, matching splash backs and 1.5-bowl stainless steel sink/drainers unit with mixer tap. Built in electric oven and hob with extractor fan over and space/plumbing for washing machine. A matching breakfast bar provides informal dining space and there is ample space for a large dining table and chairs. Under stairs storage cupboard, radiator, Kamdean flooring and part glazed, uPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

With access to loft space (via hatch).

### Bedroom 1

3.4m x 4.44m (11' 2" x 14' 7") A bright and spacious, double bedroom benefiting from two, front aspect, windows. Radiator and two, large, built in storage cupboards.

### Shower Room

1.89m x 1.94m (6' 2" x 6' 4") Recently refurbished with a modern, white suite comprising tiled shower enclosure fitted with mains rainfall shower, concealed cistern WC and wash hand basin set in high gloss vanity unit with matching cupboard. Obscured window, laddered radiator and Kamdean, tile effect, flooring.

### Bedroom 2

3.15m x 2.39m (10' 4" x 7' 10") Rear aspect bedroom with radiator.

## EXTERNALLY

### Garage & Parking

The property also benefits from a garage, situated to the rear and included within the sale, together with an allocated parking space located adjacent to the garage.

### Garden

Low maintenance, lawned garden to the front of the property. To the rear is a recently landscaped garden, fully enclosed by composite fencing and incorporating composite decking and paved area - ideal for outdoor dining or sitting out.

## ADDITIONAL INFORMATION

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA20 1HN and identified by a PFK 'For Sale' board. Alternatively by using What3Words///additives.initial.variation

