

# PFK

1 Seascale Park, Seascale, Cumbria CA20 1HB

Guide Price: £185,000





## LOCATION

Seascale is a small coastal village on the edge of the Lake District National Park. Benefiting from its location just off the A595 and from having a railway station, Seascale is a perfect base for anyone working at Sellafield or any of the other employment centres located along the west coast. The village itself offers a good range of local amenities including supermarket, pharmacy, doctors' surgery, well regarded school and golf course.

## PROPERTY DESCRIPTION

A large, three/four bedroom, detached dormer bungalow occupying an enviable position on the edge of the desirable village of Seascale on the west Cumbrian coast, within just a short walk to the beach and amenities and close to the delights of the Lake District National Park.

The property, which has been in the same ownership for many years, now requires refurbishment and presents a great opportunity for the right purchaser to really make it their own, offering well appointed and flexible living accommodation and a good amount of outside space - which can be difficult to find. In brief comprising entrance hallway, lounge, dining room which opens into the kitchen, utility room, WC, bedroom/additional reception room and family bathroom to the ground floor. To the first floor, there are two further double bedrooms, with a smaller room which could either be used as an office or small bedroom or converted to provide an additional shower room for this level.

Externally, the property benefits from driveway parking to the front, in addition to a detached, single garage and well orientated gardens to the front, side and rear.

The property would make a brilliant family home, being just a short walk to the local school, yet its flexibility and location in Seascale, which offers a host of amenities from doctors surgery, to a supermarket and train station, would equally suit buyers looking to retire or relocate to the area from busier towns and cities.

Viewing is essential in order to appreciate the size, position and potential offered by this lovely property.

## ACCOMMODATION

### Entrance Hallway

Accessed via part glazed (obscured), uPVC entrance door. Window to front aspect, radiator, under stairs storage cupboard and stairs to first floor accommodation.

### Lounge

4.56m x 3.55m (15' 0" x 11' 8") Rear aspect reception room with radiator and fireplace.

### Dining Room

4.48m x 3.67m (14' 8" x 12' 0") Front aspect room. Door to:-

### Kitchen

3.89m x 2.63m (12' 9" x 8' 8") Fitted with matching wall, base and full height units with roll edge work surfacing incorporating stainless steel sink/drain unit. Space for cooker and appliances. Window to rear aspect, smaller window to side aspect, radiator, oil boiler and door into:-

### Utility/Laundry Room

1.8m x 2.76m (5' 11" x 9' 1") Side aspect room, fitted with base units incorporating stainless steel sink/drain unit. Space/plumbing for washing machine, radiator, part glazed uPVC door providing access to the rear garden and internal door to:-

## WC

1.78m x 1.1m (5' 10" x 3' 7") Fitted with low level WC and corner wash hand basin.

## Second Reception Room/ Bedroom 1

2.99m x 3.59m (9' 10" x 11' 9") Accessed from the hallway. A rear aspect room suitable for use as an additional reception room or as a third bedroom. Radiator.

## Family Bathroom

2.0m x 2.66m (6' 7" x 8' 9") Family bathroom with obscured, front aspect window, radiator and three piece suite comprising panelled bath with shower over, low level WC and wash hand basin.

## FIRST FLOOR

### Landing

### Bedroom 2

3.73m x 3.27m (12' 3" x 10' 9") Side aspect, double bedroom with radiator and under eaves storage.

### Bedroom 3

3.5m x 3.3m (11' 6" x 10' 10") Further side aspect, double bedroom with radiator and under eaves storage.

### Office/Bedroom 4

3.64m x 1.7m (11' 11" x 5' 7") With dormer windows to rear elevation. Perfect for use as a home office or alternatively, could be utilised as a small bedroom or converted to provide a shower room to service the first floor level.

## EXTERNALLY

### Driveway Parking

A driveway at the front of the property provides off road parking for two cars and leads to:-

## Single Detached Garage

With up and over door, power, light and side aspect window.

Directions: The property can be located using the postcode CA20 1HB and identified by a PFK 'For Sale' board. Alternatively by using What3Words///tree.cadet.gateway

## Gardens

A walled, garden flanks the driveway to the front of the property. Access via the side of the property to an enclosed, lawned rear garden with boundary hedging.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

### 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 2022 was £260.48; 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.

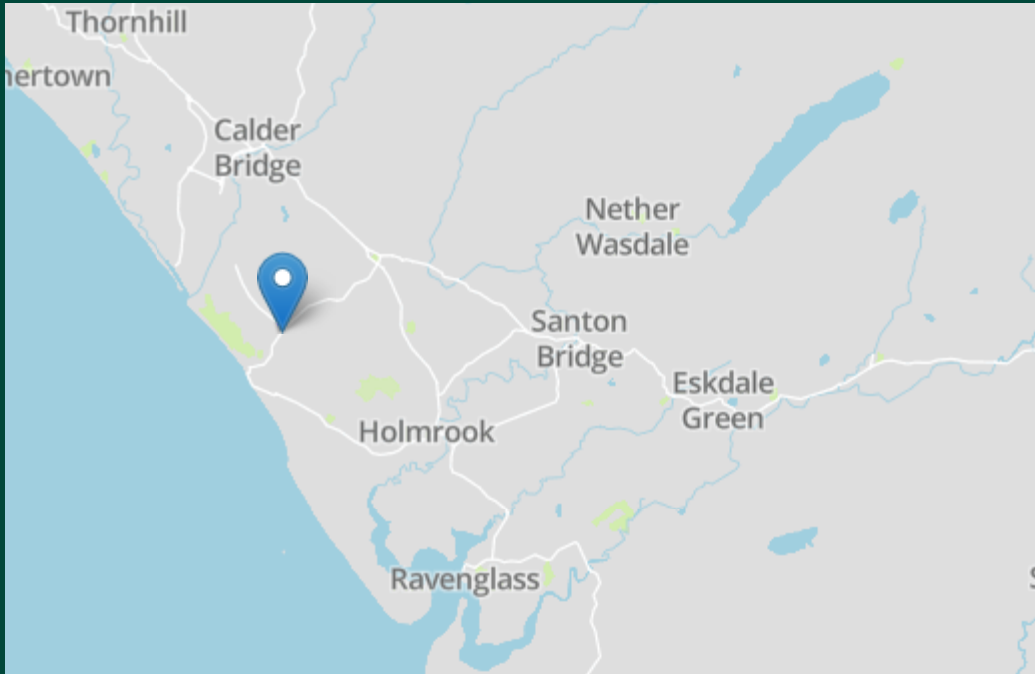
## SALE DETAILS

Mains electricity, gas, water & drainage; oil 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.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.





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>		
(55-68)	<b>D</b>		<b>68</b>
(39-54)	<b>E</b>	<b>39</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	

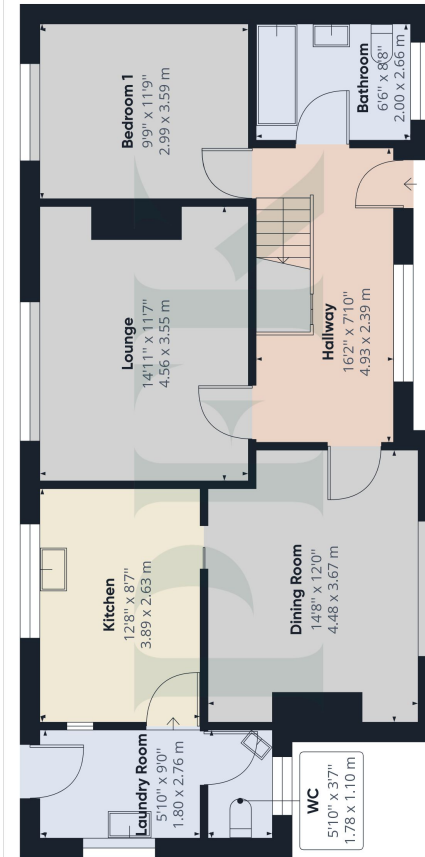
**PFK**

Approximate total area<sup>(1)</sup>  
1241.21 ft<sup>2</sup>  
115.31 m<sup>2</sup>

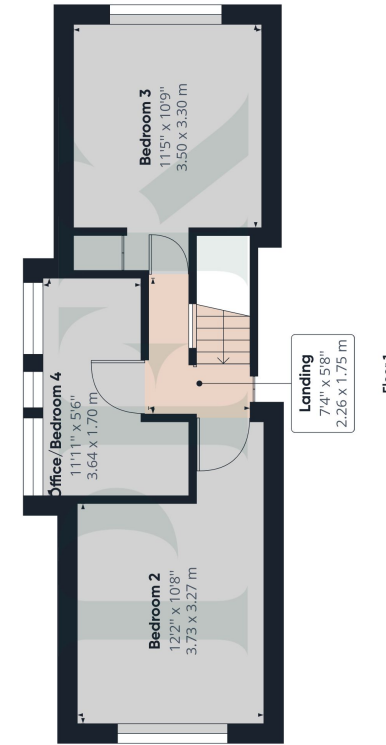
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Floor 1