



19 THE FAIRWAYS | SEASCALE | CUMBRIA | CA20 1RD

PRICE £275,000







## SUMMARY

We love this vibrant & colourful detached bungalow in the coastal village of Seascale which benefits from a generous rear extension, creating an on-trend kitchen/dining/family room with multi fuel stove. The plot is large and the property sits well back from the roadside with the rear garden including a gorgeous Koi pond, veg and herb beds, lawn and summerhouse plus a large covered carport to one side in addition to the attached garage on the other side. The accommodation includes entrance porch, a generous living room with box bay window, the kitchen/dining/family room, main bedroom with en-suite shower, two further bedrooms and a modern bathroom with freestanding style bath. If you want a light-filled home by the sea, within walking distance of the beach, ice cream parlour, station and Co-op then this is for you!...

EPC band C

## ENTRANCE VESTIBULE

A part glazed front door opens into vestibule with radiator, coved ceiling, wood effect flooring, door to living room

## LIVING ROOM

A large living room with feature box bay window to front, fire surround with hearth, coved ceiling, two radiators, door to inner hall and kitchen, bi-fold internal doors lead into family area of kitchen

## KITCHEN/DINING/FAMILY ROOM

A generous L-shaped room, extended to the rear and providing a light and airy space which is the hub of the home. The kitchen area is fitted in a wide range of modern base and wall units with wooden work surfaces and includes a single drainer sink unit, a 1200mm range style cooker, three separate pull out larder style units, space for washing machine, dishwasher and fridge freezer, integrated wine cooler and microwave, double glazed window to side.

The dining area has space for family size table and chairs, double glazed window to rear, double glazed French doors to garden, double radiator.

The family area has double glazed windows to side and rear, multi fuel stove on raised corner plinth, space for sofa, double radiator. Stone type floor tiling throughout

## INNER HALL

Doors to rooms, two storage cupboards, coved ceiling, access to loft space, wooden flooring

## BEDROOM 1

Double glazed window to rear, radiator, coved ceiling, built in double wardrobe, door to en-suite

## EN-SUITE SHOWER ROOM

Double glazed window to rear, shower cubicle with thermostatic shower unit, pedestal hand wash basin, low level WC. Radiator, extractor fan, wood style flooring

## BEDROOM 2

Double glazed window to front, radiator, coved ceiling

## BEDROOM 3

Double glazed window to front, radiator



## BATHROOM

Double glazed window to front, freestanding bath with pillar tap, bowl style sink unit on plinth, low level WC. Chrome towel rail, extractor fan, tiled floor and splash areas

## EXTERNALLY

The property occupies a generous plot and at the front there is an area laid with wild flowers with a double drive to one side, leading to garage. Path to front door and twin doors to carport.

The covered carport at the side has decent head height and is used for storing garden furniture and wood, but could be ideal for a van/caravan.

The rear garden is enclosed and is mature in nature, including a patio area with outside power socket, an ornamental Koi pond, raised vegetable beds, seating area. Steps lead up from the seating area to a decked pathway leading to a summerhouse with power connected, plus more mature planting. Single attached garage with motorised up and over door, power and light, water tap, wall mounted combi boiler

## 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: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets, range cooker, integral wine cooler and microwave, timber summerhouse

Broadband type & speeds available: Standard 18Mbps / Superfast 76Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 has service indoors, EE has no signal and others have limited service. All providers have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

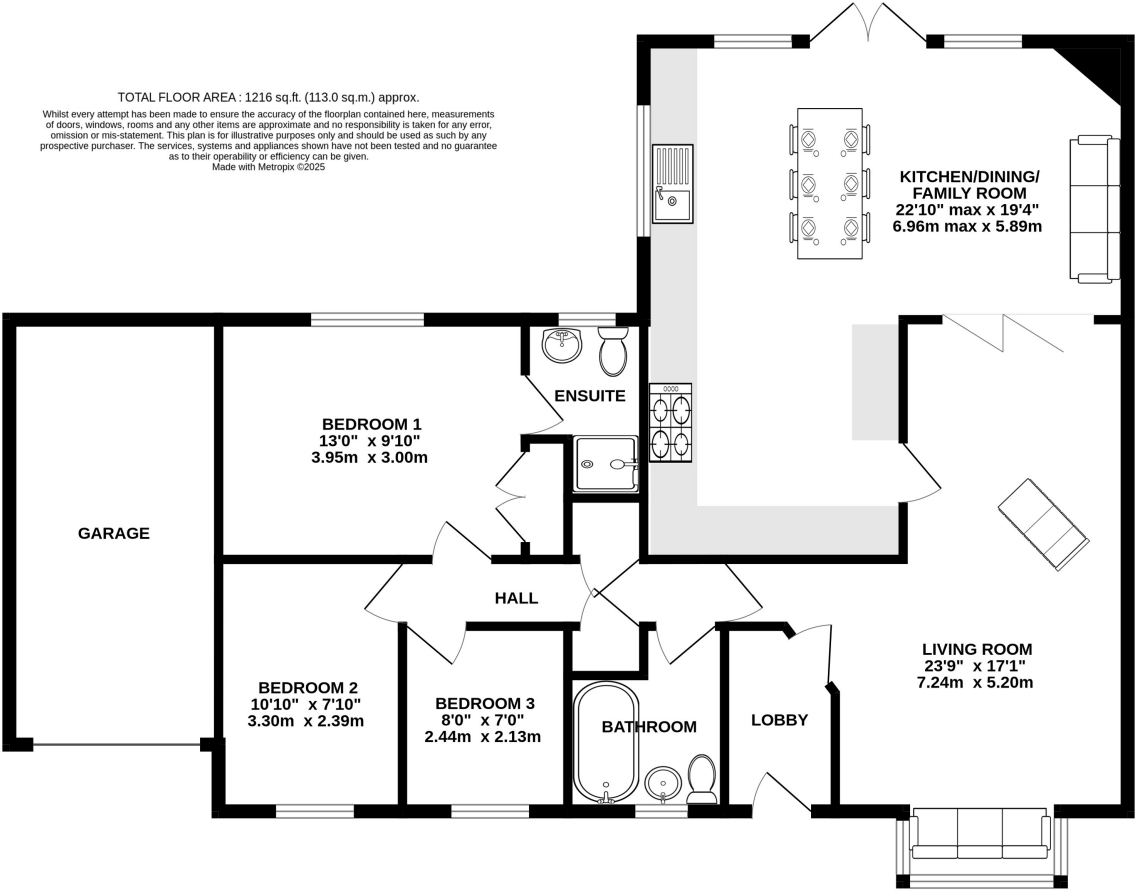
From Whitehaven head south on the A595 passing Egremont and Calderbridge. On reaching Gosforth turn right at the crossroads to Seascale and follow into the village passing the Co-op. Turn right before reaching the station onto The Banks and then right again into The Fairways where the property will be located on the left hand side.







GROUND FLOOR  
1216 sq.ft. (113.0 sq.m.) approx.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		