



24 LOW SEATON SEATON | WORKINGTON | CUMBRIA | CA14 1PT

PRICE £145,000





SUMMARY

This charming end terrace character cottage sits in a super popular spot in the village of Seaton and is offered for sale with no onward chain. The property boasts a large rear garden with views towards the fells accessed via a generous width lane down the side of the house, making it perfect for those who ride bikes and want to get them off the road. The property itself includes a large living room, a modern kitchen, a double and single bedroom plus a modern first floor bathroom. A lovely property which definitely ticks plenty of boxes for a buyer who likes gardens!

EPC band D

GROUND FLOOR

ENTRANCE

A part glazed PVC front door leads into living room

LIVING ROOM

A generous room with double glazed window to front, double radiator, stairs to first floor, under stairs recess, exposed beam, double doors to kitchen

KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, electric hob with oven and extractor, space for washing machine and fridge freezer, vertical radiator, extractor, double glazed door to garden

FIRST FLOOR

LANDING

Doors to rooms, cast iron style radiator

BEDROOM 1

A large room with two double glazed windows to front, double radiator, access to loft space, cupboard over stairs

BEDROOM 2

A single bedroom with double glazed window to rear and views towards the fells, radiator

BATHROOM

A modern suite fitted with panel bath and thermostatic twin head shower over plus screen, hand wash basin and hidden cistern WC in vanity unit, PVC splash areas, double glazed window to rear, extractor fan



EXTERNALLY

The property enjoys a small front garden which is enclosed and with areas of planting plus path to front door. To the side a decent shared use drive leads down to double gates into rear garden. The rear garden is generous in size and includes a concrete patio with side access and steps that lead up to the first of two areas laid to grass. The garden backs onto open ground at the back with views out towards the fells

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: 01900 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 6Mbps/Superfast 50Mbps

Known mobile reception issues: All Providers OK

Planning permission passed in the immediate area: None known

Accessibility issues: Steps up to garden at rear

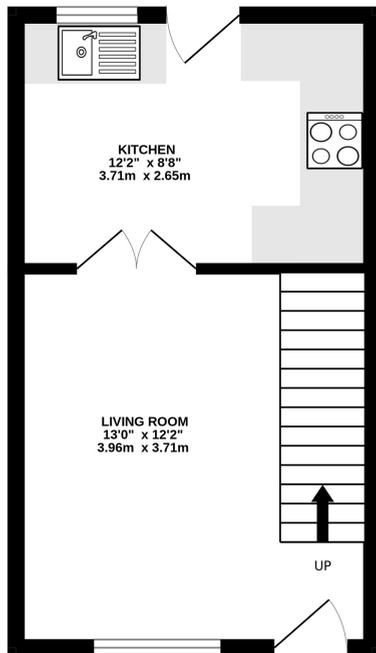
The property is not listed

DIRECTIONS

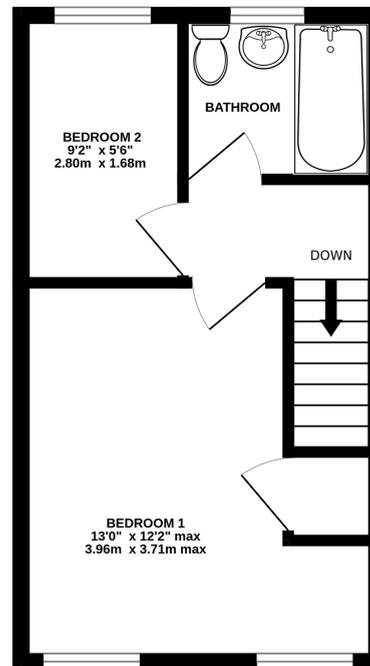
From Workington take the A596 towards Maryport and at the roundabout turn right uphill to Seaton. Continue into the village centre and by the petrol station turn right into Church Road then right into Causeway Road. At the T-junction bear right into Low Seaton and the property will be situated on the left hand side.



GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 534 sq.ft. (49.6 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+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			