



5 GREEN CLOSE | SEASCALE | CUMBRIA | CA20 1RA

PRICE £225,000





## SUMMARY

Located in this sought after coastal village, in easy reach of local shops, school, the sandy beach, train station and the ice cream parlour, this heavily extended modern semi detached home on Green Close in Seascale makes a great buy and will be a super family home! The property now includes an entry porch, living room, a stylish modern kitchen with appliances, a separate dining room with bi-fold doors into garden and a generous integral garage. To the first floor there are three double bedrooms and a contemporary bathroom with wet room shower area, freestanding bath and under floor heating. There is a double width drive at the front and the garden which is laid with artificial grass lies to the side and rear of the property.

EPC band C

## GROUND FLOOR

### ENTRANCE PORCH

A part glazed front door leads into porch with two double glazed windows beside, wood style flooring, opening into living room

### LIVING ROOM

Double glazed window to front, stairs to first floor, radiator, coved ceiling, under stairs recess, door to kitchen

### KITCHEN

Two double glazed windows to rear, fitted range of base and wall mounted units with work surfaces, underlighting and LED strip lights, electric hob, extractor fan and oven, integrated washing machine and dishwasher, single drainer sink unit, double radiator, wood style flooring, opening into dining room

### DINING ROOM

Bi-folding doors into rear garden, space for table and chairs, wood style flooring, radiator, personal door into garage

## FIRST FLOOR

### LANDING

Doors to rooms, access to loft space, radiator

### BEDROOM 1

Double glazed window to rear, radiator

### BEDROOM 2

Double glazed window to front, double radiator

### BEDROOM 3

Two double glazed windows to front, built in wardrobe and cupboard over stairs, radiator

### BATHROOM

Two double glazed windows to rear, wet room style shower area with floor drain and glass screen, freestanding bath, hand wash basin with cupboard under, low level WC. Tiled walls and floor with electric under floor heating, chrome towel rail, extractor fan



## EXTERNALLY

To the front of the property a block paved drive leads to garage with side gate into rear garden and a path to front door. Area laid to lawn to front. The rear garden is enclosed and laid with artificial grass to both side and rear of the house, paved patio area.

Integral garage with roll over door, wall mounted combi boiler, power and light

## 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, integrated washing machine and dishwasher

Broadband type & speed: Standard 18Mbps / Superfast 76Mbps

Known mobile reception issues: All providers ok outdoors. Internally EE has no service and others limited service

Planning permission passed in the immediate area: None known

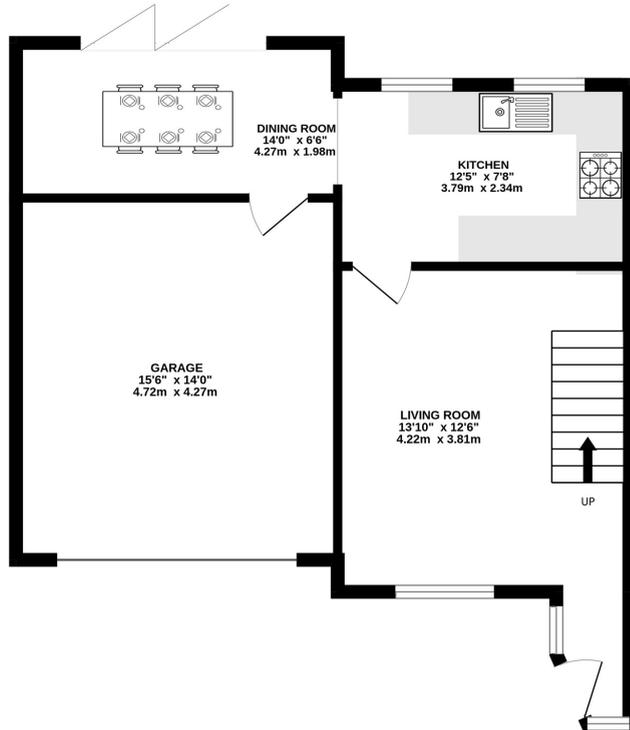
The property is not listed

## DIRECTIONS

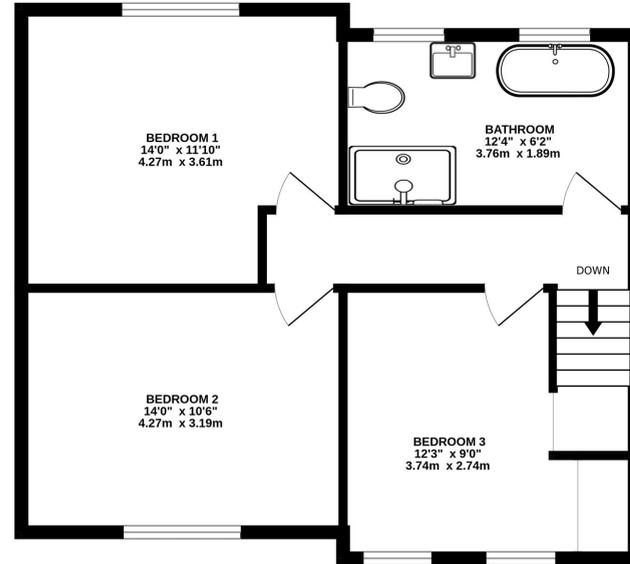
From Whitehaven head south on the A595 passing Egremont and Calderbridge. At Gosforth turn right at the crossroads to Seascale and follow the road into the village. Pass the co-op and before reaching the station turn right onto The Banks, turning right again into the modern estate. Turn right into Green Close and the property will be located on the left hand side.



GROUND FLOOR



1ST FLOOR



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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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>	72	83
(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			