



11 GREEN CLOSE | SEASCALE | CUMBRIA | CA20 1RA

PRICE £115,000







#### **SUMMARY**

Well located at the end of a small cul de sac, this modern middle terrace property will make a great buy and is situated within an easy walk of the station, Co-op and pharmacy, plus the sandy beach and ice cream parlour. The property which is offered for sale chain free, includes an entrance porch, living room, kitchen/breakfast room, two bedrooms and bathroom. There is an enclosed garden laid to lawn at the rear and an allocated off road parking space at the end of the block of three properties. A great first home or even a bolt-hole by the sea!

EPC band D

#### **GROUND FLOOR ENTRANCE PORCH**

A part double glazed door leads into porch with windows to front and side plus door into living room

#### **LIVING ROOM**

Double glazed window to front, two radiators, gas fire with surround, stairs to first floor, door to kitchen

#### **KITCHEN/BREAKFAST ROOM**

Double glazed window to rear, part double glazed door to garden, fitted base and wall units with worktops, single drainer sink unit, tiled splashback, fitted gas cooker, space for fridge freezer and washing machine, wall mounted boiler, double radiator

#### **FIRST FLOOR LANDING**

Doors to rooms, access to loft space

#### **BEDROOM 1**

Two double glazed windows to front, built in wardrobe with double doors, built in airing cupboard, radiator

#### **BEDROOM 2**

Double glazed window to rear, radiator

#### **BATHROOM**

Double glazed window to rear, panel bath with electric shower over, pedestal hand wash basin, low level WC. Radiator, extractor fan



#### **EXTERNALLY**

To the front is an open garden laid to lawn with path to front door. The rear garden is enclosed and is mainly laid to lawn with paved patio area.

To the far end of the terrace there is an allocated parking area for the property.

#### **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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, cooker

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

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates all networks have good signal outdoors but all have limited service indoors

Planning permission passed in the immediate area: None known

The property is not listed

#### **DIRECTIONS**

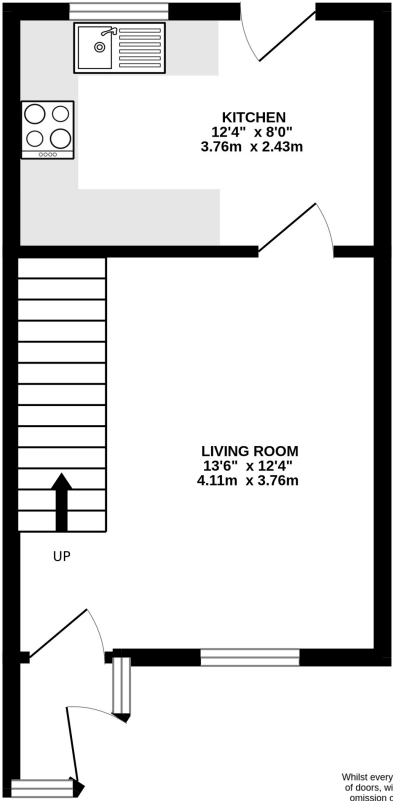
From Whitehaven head south on the A595 passing Egremont and Calderbridge. Turn right at the Gosforth crossroads to Seascale and continue for 2 miles into the village. Pass the Co-op and just before the station turn right into The Banks, turning right again into The Fairways. turn right into Green close and the property will be located on the right hand side.



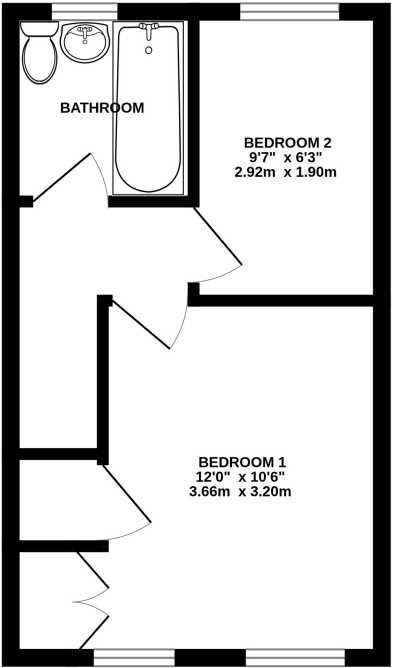




GROUND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.4 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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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+) <b>A</b>                              |         | 100       |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 64      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |