



Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾
1217.57 ft²
113.12 m²

Reduced headroom
9.05 ft²
0.84 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

7 Hallsenna Road, Seascale, Cumbria, CA20 1JH

- 3 Bed Semi Det House
- Popular Village Location
- Large Det Garage
- Requires Internal Updating
- Gardens to Front & Rear
- Ground Floor WC
- Council Tax: Band B
- Tenure: Freehold TBC
- EPC Rating: TBC

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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, primary school and golf course.

PROPERTY DESCRIPTION

Presented to the market with the advantage of no onward buying chain, this is a welcoming, three bedroom, semi-detached house, well located on the edge of Seascale village centre and within just a short walk to amenities including the primary school. The property has been owned by the same family for many years and, although would now benefit from some modernisation, offers fantastic potential for a young family to create a beautiful home in a most convenient setting. Offering well-proportioned accommodation comprising: entrance hallway, living room, dining kitchen with sliding doors to the rear garden, utility room and WC. To the first floor are three good sized bedrooms and a modern shower room. Occupying a large plot, the property benefits from off road parking, sizeable garage (with inspection pit) and generous garden to the rear. Perfectly suited to young and growing families, this property really does need to be viewed for its full potential to be appreciated.

ACCOMMODATION

Entrance Porch

1.7m x 1.0m (5' 7" x 3' 3") With lower level brickwork, windows to all sides, glazed front entrance door and further, half glazed, inner door to:-

Hallway

1.8m x 3.2m (5' 11" x 10' 6") With open under stair space and stairs to first floor accommodation.

Living Room

4.3m x 3.2m (14' 1" x 10' 6") A spacious, front aspect, living room.

Kitchen/Dining Area

6.1m x 3.2m (20' 0" x 10' 6") A bright living space having windows to side and rear aspects and sliding patio doors opening to the rear garden. The kitchen area is fitted with a range of matching, wooden wall and base units with contrasting worktops incorporating sink/drainage unit, built in oven and grill and four-burner hob with extractor over. Two additional, large, storage cupboards. A breakfast bar provides informal dining space and links with the dining area which has ample space for a six person dining table. Door to:-

Utility Room

2.9m x 3.7m (9' 6" x 12' 2") A good sized, useful room housing the boiler and also used for additional pantry space. Shelving and space/plumbing for washing machine. A small lobby provides external access to the side of the property and a further door to:-

WC

1.8m x 0.8m (5' 11" x 2' 7")

FIRST FLOOR

Landing

1.9m x 2.3m (6' 3" x 7' 7") With large window to side. Loft access.

Bedroom 1

4.2m x 2.6m (13' 9" x 8' 6") A rear aspect, double bedroom with two large, built in, storage cupboards.

Bedroom 2

3.3m x 3.2m (10' 10" x 10' 6") A large, front aspect, double bedroom with good sized, built in storage cupboard.

Bedroom 3

2.70m x 2.3m (8' 10" x 7' 7") Currently used for storage purposes but perfect for use as a child's bedroom or perhaps as office space.

Shower Room

1.9m x 1.6m (6' 3" x 5' 3") A modern, partly tiled shower room with obscured window to side aspect. Extra large shower cubicle fitted with marble effect wall boards, heated towel rail and wash hand basin and WC set in vanity units with storage facilities below and above.

EXTERNALLY

Driveway Parking

Gated access to a private driveway which provides ample off road parking for multiple vehicles.

Gardens

To the front of the property there is a small, fully enclosed, lawned garden flanking the driveway. Gated access via the side of the house to a well proportioned rear garden which is mainly laid to lawn with established shrubs and flowers, paved pathways and patio areas. Storage shed (now in disrepair) and greenhouse. Access to:-

Detached Garage

3.9m x 5.2m (12' 10" x 17' 1") An extra large, garage with space for car and additional workshop space. The garage also benefits from having a vehicle inspection pit.

ADDITIONAL INFORMATION

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From the Whitehaven head towards Seascale via the A595. From the A595 take the right turn signposted Seascale and continue for approximately three miles into the village. Take the second left turn onto Hallsenna Road and the property can be found on your left.

