

PFK

3 Lingmell Crescent, Seascale, Cumbria CA20 1JU

Price Guide: £175,000





PRK

LOCATION

Seascale is a small coastal village situated 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 provides a good range of local amenities including supermarket, pharmacy, doctors' surgery, primary school and golf course.

PROPERTY DESCRIPTION

Situated in the peaceful coastal village of Seascale, this three bedroom, semi detached property presents a wonderful opportunity to purchase a family home at an attractive price.

Located on a quiet street within just a short walk from the beach and village amenities, including a primary school and railway station, it offers a perfect blend of convenience and tranquility. Now being offered to the market with no onward chain, the property features spacious living accommodation, including entrance porch, hallway, large lounge, separate dining room adjacent to a well-equipped kitchen, and a rear hallway leading to a storage room and ground floor WC. Upstairs, there are three generously sized bedrooms and a family bathroom, in all providing ample space for the whole family.

Externally, the property benefits from generous off-road parking to the rear, a front lawn, and a well proportioned, yet low-maintenance rear garden.

ACCOMMODATION

Entrance Porch

2.6m x 0.8m (8' 6" x 2' 7") Bright entrance porch accessed via part glazed, uPVC entrance door with glazed side panel. Additional front aspect window, high level internal window through to the hallway and part glazed uPVC inner door to:-

Hallway

4.5m x 1.8m (14' 9" x 5' 11") Providing access to ground floor accommodation and stairs to first floor accommodation. Open under stairs storage space - could incorporate a desk or item of furniture if required, and several, large, built in storage cupboards.

Living Room

3.9m x 3.7m (12' 10" x 12' 2") Good sized reception room enjoying view over the garden from a large, rear aspect, window. Radiator, and gas fire set in feature wooden surround with stone hearth and backplate.

Dining Room/Second Reception Room

3.1m x 3.3m (10' 2" x 10' 10") Pleasant dining or second reception room with sliding patio doors providing access to the rear garden. Radiator and space for six to eight person dining table.

Kitchen

4.8m x 1.7m (15' 9" x 5' 7") Bright kitchen with two windows to front aspect. Fitted with a good range of matching, wood, wall, base and display units with complementary work surfaces, tiled splash backs and 1.5-bowl stainless steel sink/drainage unit with mixer tap. A matching breakfast bar provides informal dining space for two/three people. Built in oven and hob with extractor fan above, and space/plumbing for under counter washing machine. Wine storage racks, radiator and two large, built in storage cupboards - one currently utilised as a larder and the other for storage.

Rear Hallway

0.7m x 2.4m (2' 4" x 7' 10") With access to the store room, and WC. A part glazed, uPVC door gives external access to the side of the property.

Store Room

1.6m x 3.3m (5' 3" x 10' 10") This room is currently used for storage purposes but is equally suitable for a variety of other purposes. Window to rear access.

WC

0.7m x 1.2m (2' 4" x 3' 11") With high level, side aspect, obscured window. Fitted with WC.

FIRST FLOOR

Landing

2.4m x 1.9m (7' 10" x 6' 3") With window to front aspect, built in storage cupboard and providing access to three bedrooms and a family bathroom.

Bedroom 1

3.1m x 3.1m (10' 2" x 10' 2") Rear aspect, double bedroom enjoying lovely view toward Seascale. Radiator and built in wardrobes/storage cupboards (with sliding doors).

Bedroom 2

2.7m x 2.5m (8' 10" x 8' 2") Front aspect, double bedroom with radiator.

Bedroom 3

2.7m x 3.7m (8' 10" x 12' 2") Rear aspect, double bedroom with radiator, built in wardrobe (sliding doors) and two, built in storage cupboards.

Family Bathroom

1.6m x 1.9m (5' 3" x 6' 3") Fully tiled bathroom fitted with three piece suite comprising panelled bath with shower over, and concealed cistern WC and wash hand basin set in vanity storage units. Obscured window to side aspect, mirrored, wall mounted cabinet and heated towel rail.

EXTERNALLY

Driveway Parking

An extensive, gravelled driveway to the rear of the property provides off road parking for multiple cars.

Gardens

Open plan lawned area to the front of the property with pathway to the entrance porch. Access via the side of the house to a well proportioned rear garden which is currently mainly laid to gravel for ease of maintenance with established trees and shrubs. It could be further landscaped if desired and offers a secure, gated outdoor family space.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. 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.

Council Tax: Band B

Viewing: Through our Cockermouth office, 01900 826205.

Directions: 3 Lingmell Crescent can be located by using the postcode CA20 1JU or alternatively by using [What3Words///zoos.gasping.nest](https://www.what3words.com/zoos.gasping.nest)



