

PEK 20 Seascale Park, Seascale, Cumbria CA20 1HD
Offers Over £250,000



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, well regarded school and golf course.

PROPERTY DESCRIPTION

Situated on Seascale Park and presented to the market with the benefit of no onward chain, this 3 bed dormer bungalow boasts a spacious wrap around plot. Its ideal location provides easy access to local amenities such as a primary school, stores, and a doctors surgery. While the property may require some modernisation, it presents a great opportunity for a young family to create their dream home or for those seeking a retirement property.

This property is a fantastic opportunity for the right buyer to truly make it their own. It offers spacious and versatile living spaces, together with a generous amount of outdoor space, which can be hard to come by. The ground floor features an entrance hallway, cosy lounge which opens into a large conservatory enjoying views over the garden to the rear, separate dining room, modern kitchen, utility room, a bedroom or additional reception room, and a family shower room. To the first floor, there are two further double bedrooms, one of which benefits from a contemporary ensuite shower room. Externally, the property boasts a double driveway to the front together with an attached single garage. The well positioned gardens surround the property, providing a pleasant environment from the front, side, and rear.

This property would be an ideal family home, as it is conveniently located within walking distance of the local school. However, its flexibility and prime location in Seascale offer a range of amenities, including doctors surgery, supermarket, and railway train station, making it equally suitable for those looking to retire or relocate from busier urban areas.

To truly grasp the size, position, and potential of this delightful property, viewing is absolutely essential. Don't miss out on the opportunity to appreciate all that it has to offer.

ACCOMMODATION

Entrance Hall

Accessed via UPVC door. Stairs to first floor with large understairs storage cupboard, radiator, downlights, front aspect window and doors to ground floor rooms.

Lounge

4.55m x 3.59m (14' 11" x 11' 9") A generous reception room with decorative coving, gas fire set in contemporary surround with matching hearth and backplate, wall mounted lighting, radiator and patio doors with glazed side panels leading into into the conservatory.

Conservatory

3.34m x 3.12m (10' 11" x 10' 3") Of dwarf wall construction and glazed to three sides with part pitched roof, and UPVC door giving access to the rear garden. Two radiators.

Dining Room

4.48m x 3.6m (14' 8" x 11' 10") A front aspect reception room with decorative coving, radiator and door leading into the kitchen.

Kitchen

4.06m x 2.79m (13' 4" x 9' 2") Fitted with a range of contemporary, matching wall and base units with complementary work surfacing and splashbacks, incorporating 1.5 bowl sink and drainer unit with mixer tap. Matching breakfast bar, space for freestanding cooker with extractor over and tiled flooring. Decorative coving, downlights, radiator, rear aspect window overlooking the garden and UPVC door giving access into a utility room.

Utility Room

1.69m x 4.06m (5' 7" x 13' 4") A triple aspect room with space for a large fridge freezer, plumbing for washing machine and tumble dryer, radiator, downlights, wood effect flooring and UPVC door leading out to the rear garden.

Bedroom 1

2.98m x 3.59m (9' 9" x 11' 9") A rear aspect double bedroom with decorative coving, radiator and built in storage cupboards.

Shower Room

1.99m x 2.66m (6' 6" x 8' 9") Fitted with a modern three piece suite comprising concealed cistern WC, wash hand basin set on a wooden vanity unit and large, walk in shower cubicle with mains shower. PVC panelled walls and tiled flooring, chrome ladder radiator, downlights and obscured front aspect window.

FIRST FLOOR LANDING

With under eaves storage, loft access hatch, downlights and and doors to first floor rooms.

Bedroom 2

4.91m x 2.51m (16' 1" x 8' 3") A dual aspect double bedroom with built in wardrobes, downlights, radiator and door to ensuite.

Ensuite Shower Room

2.31m x 1.53m (7' 7" x 5' 0") Fitted with a modern three piece suite comprising close coupled WC, wash hand basin set on a high gloss vanity unit and corner shower cubicle with electric shower. PVC panelled walls and tiled flooring, vertical ladder radiator, downlights and twin obscured windows.

Bedroom 3

3.6m x 3.32m (11' 10" x 10' 11") Side aspect double bedroom with built in wardrobe, radiator and downlights.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad parking on the driveway leading to the garage and an easy to maintain walled garden, laid to decorative chippings with mature trees. Side access leads around to the enclosed rear garden with a good section of lawn with a timber outhouse. The lawn leads on to a lovely decked patio area, perfect for outdoor dining and enjoying a lovely aspect to the rear, creating a perfect setting for families and children.

Garage

Attached single garage with up and over door, power and lighting.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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

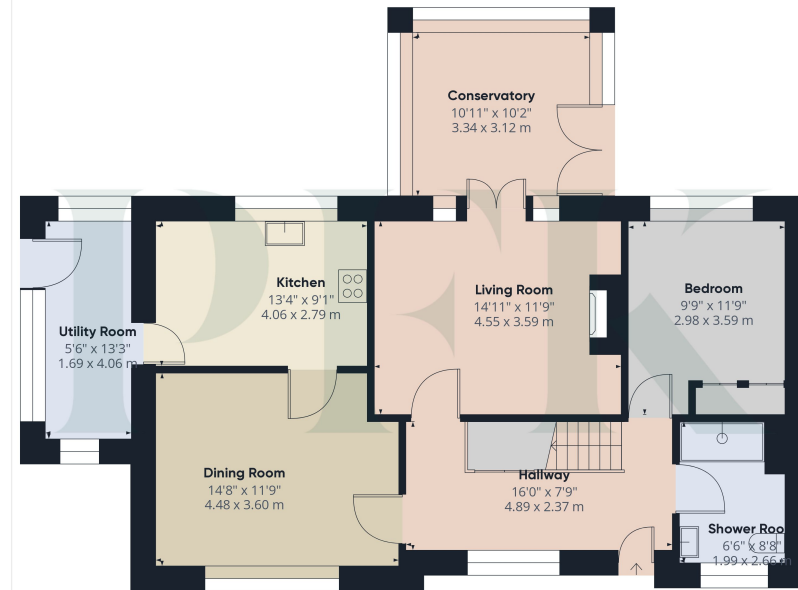
Mains electricity, gas, water & drainage. Gas central heating and double glazing installed throughout. Telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient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

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA20 1HD and identified by a PFK 'For Sale' board. Alternatively by using What3Words ///tightest.carrots.inflamed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

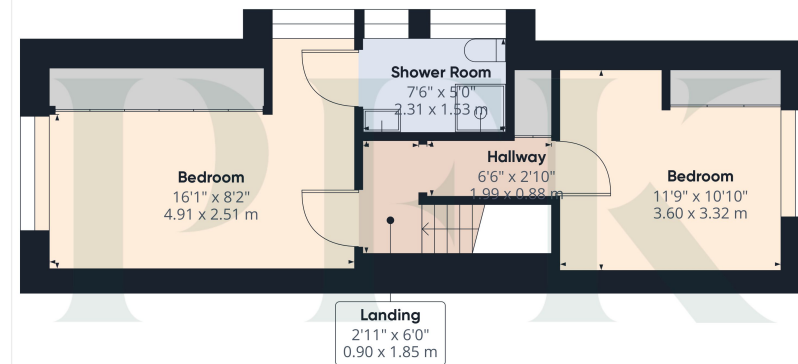
PFK

Approximate total area*
994.07 ft²
92.35 m²

Excluding balconies and terraces

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

GIRAFFE 360



Floor 1

PFK

Approximate total area*
395.37 ft²
36.73 m²

Excluding balconies and terraces

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GIRAFFE 360