

PFK

29 Hallsenna Road, Seascale, Cumbria CA20 1JL

Guide Price: £220,000





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, primary school and golf course.

PROPERTY DESCRIPTION

Nestled in the serene coastal village of Seascale, this charming four bed semi-detached home offers an idyllic family retreat. Located on a quiet street, just a stones throw from the beach and village amenities including primary school, and railway station, it perfectly balances convenience and tranquility.

Presented to the market with no onward chain, the property offers generous living accommodation which in brief comprises entrance porch, hallway, spacious lounge filled with natural light from the patio doors that open onto the expansive garden. For more formal gatherings, there is a separate dining room adjacent to the well equipped kitchen. Practicality is at the forefront with a covered utility area providing access to both the garage and a large store room, there is also a convenient ground floor cloakroom/WC. To the first floor, there are four generously sized bedrooms, offering ample space for the entire family, and a family shower room.

Externally, the property boasts plentiful offroad parking including an integral garage, with the true highlight being the extensive gardens to the rear. This outdoor haven boasts two tiered lawns, vibrant floral borders, a patio area perfect for outdoor dining, and a serene pond, making it an ideal space for relaxation and entertaining.

This delightful home in Seascale is a perfect blend of coastal charm and family friendly amenities, promising a comfortable and convenient lifestyle. Viewing is highly recommended.

ACCOMMODATION

Entrance Porch

Accessed via glazed UPVC double doors with glazed side panels. With tiled flooring and obscured glazed UPVC door leading into the hallway.

Hallway

A spacious hallway with stairs leading to the first floor with useful understairs storage cupboard, radiator, steps leading up to a cloakroom/WC and doors giving access to the ground floor rooms.

Cloakroom/WC

1.83m x 0.98m (6' 0" x 3' 3") Fitted with concealed cistern WC and wash hand basin set on a high gloss vanity unit, obscured window.

Lounge

3.67m x 5.76m (12' 0" x 18' 11") A bright, dual aspect reception room with window to the front and patio doors with glazed side panels leading out to the rear garden. Decorative coving, gas fire set in a contemporary surround with matching hearth and backplate, radiator and double doors leading into the dining room, which is also accessible from the main hallway.

Dining Room

4.0m x 3.0m (13' 1" x 9' 10") With radiator and large rear aspect window overlooking the garden.

Kitchen

2.53m x 4.65m (8' 4" x 15' 3") Fitted with a range of matching wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including countertop mounted electric hob with extractor over and eye level double oven with space for a microwave and under counter fridge. Breakfast bar, radiator, decorative coving, downlights and tiled flooring with dual aspect windows and part glazed UPVC door giving access into a useful undercover side passageway, used as a utility room.

Side Passageway/Utility Room

2.21m x 5.87m (7' 3" x 19' 3") Fitted with wood base units with complementary work surfacing incorporating stainless steel sink and drainer unit. Two large storage cupboards, tiled flooring, part glazed UPVC door giving access to the front of the property with a glazed UPVC door leading out to the rear garden, and doors giving access into the garage and a separate store room/outbuilding.

Store Room

2.49m x 1.66m (8' 2" x 5' 5") Currently utilised for storage, with a rear aspect window.

FIRST FLOOR LANDING

With storage cupboard, front aspect window and doors giving access to the first floor rooms.

Bedroom 1

3.46m x 2.62m (11' 4" x 8' 7") A front aspect double bedroom with built in wardrobe, radiator and laminate flooring.

Bedroom 2

4.71m x 3.03m (15' 5" x 9' 11") A rear aspect double bedroom with radiator.

Bedroom 3

3.03m x 3.0m (9' 11" x 9' 10") A rear aspect double bedroom with built in wardrobe, radiator and rear aspect window.

Bedroom 4

1.99m x 3.97m (6' 6" x 13' 0") A side aspect bedroom with built in wardrobe, loft access hatch, radiator and side aspect window.

Family Shower Room

2.06m x 1.69m (6' 9" x 5' 7") Fitted with a three piece suite comprising walk in shower cubicle with mains shower, close coupled WC and wash hand basin set on a floating wood vanity unit, tiled walls, chrome laddered radiator and obscured side aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad parking on the driveway leading to the garage, and a lawned garden with access to the rear by the undercover side passageway positioned between the house and the garage. To the rear, the spacious gardens are bordered with mature hedging, trees and floral borders and benefit from a patio area, with various tiered sections of lawn, ideal for children and families, rockery gardens and pond.

Garage

2.62m x 4.85m (8' 7" x 15' 11") With up and over door, power and lighting.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is C.

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 :
Naphthens 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 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

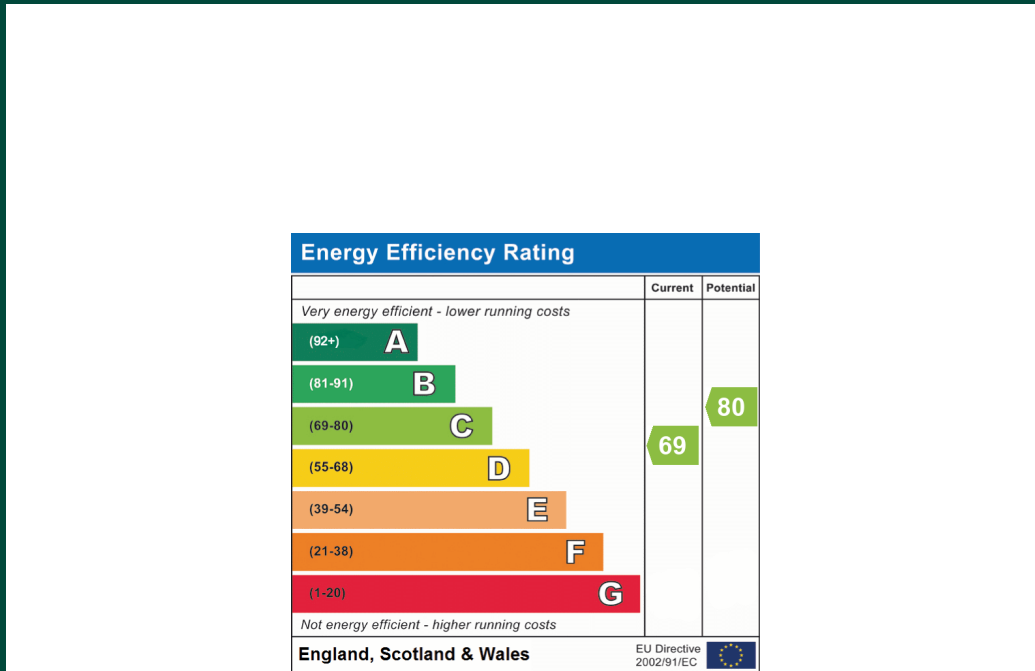
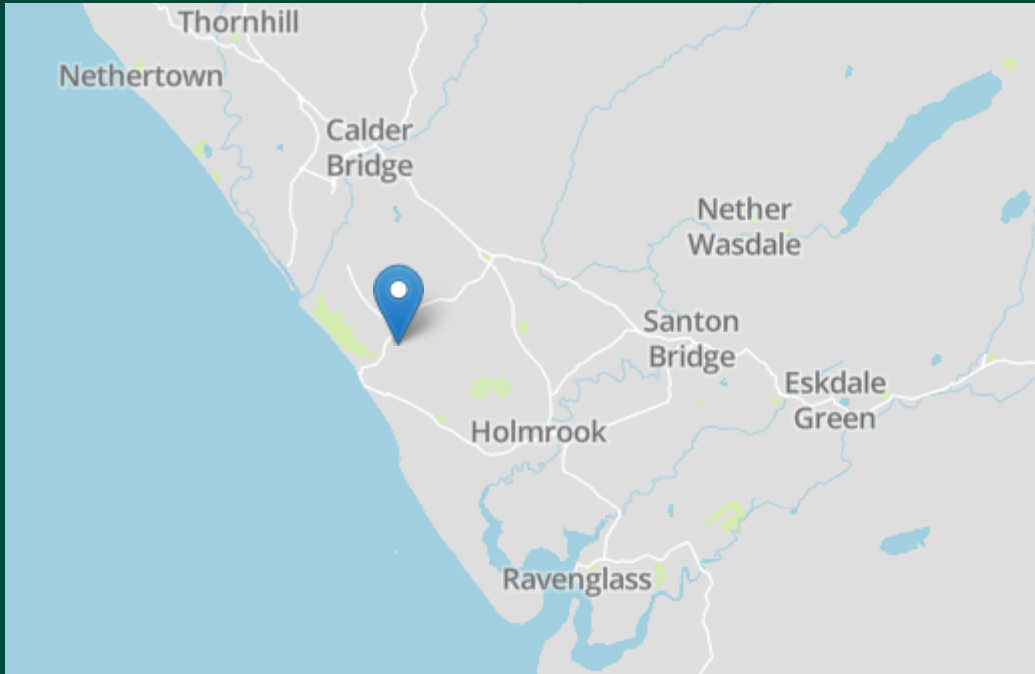
Main gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA20 1JL and identified by a PFK 'For Sale' board. Alternatively by using What3Words///reinvest.dips.risky







Approximate total area⁽¹⁾

1565 ft²
145.39 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning or illustrative purposes only.

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