



3 Forestry Houses, Seascale, CA20 1BB

£245,000

If you're searching for your next home in a serene and peaceful area then look no further than here. This three bed semi is situated in the rural village of Gosforth and provides all of the qualities countryside living has to offer. Close to local walks and offering field views, kick back, relax and enjoy!

The property has been renovated and modernised by the current owner and allows a blank canvas for whatever masterpiece you wish to create, With French doors opening out onto a wonderfully private garden alongside garage / Workshop, there's something for everyone to enjoy.

Call us today on 01946 693931 to take the opportunity to have a look around.

THINGS YOU NEED TO KNOW

The property benefits from gas central heating, double glazing throughout, mains water, drainage, and electricity. Solar panels owned by current Vendor.

ENTRANCE

Is via a uPVC part glazed side door leading into:

HALLWAY

Stairs to first floor. Door leading to:

LOUNGE

18'5" x 13'5" (5.63 x 4.11)



Two front aspect double glazed windows, two radiators, built-in storage cupboard. Door leading to:

KITCHEN/DINER

20'11" x 15'2" (6.38 x 4.63)



Range of cream wall and base units with complementary work surfaces. Rear aspect double glazed window, alongside patio doors in the dining area. Two radiators, sink and drainer unit. Laminate flooring. Built-in storage cupboard, one housing Baxi boiler. Door leading to:

UTILITY SPACE

With uPVC part glazed door leading to front drive and door leading to:

DOWNSTAIRS WC



Two piece suite comprising of WC and wash basin. Rear aspect frosted double glazed window.

FIRST FLOOR LANDING

Loft hatch (loft is part-boarded with ladder fitted). Doors leading to:

BEDROOM 1

11'9" x 10'3" (3.60 x 3.14)



Front aspect double glazed window with countryside views, radiator, double in size.

BEDROOM 2

16'0" x 10'3" (4.90 x 3.13)



Front aspect double glazed window with rural views, radiator, double in size. Built-in storage cupboard.

BEDROOM 3

11'8" x 6'8" (3.57 x 2.04)



Rear aspect double glazed window, radiator, single in size, built-in storage cupboard.

BATHROOM

7'3" x 6'9" (2.21 x 2.06)



Three piece suite comprising of bath with overhead shower, W.C, and wash basin with underneath storage, rear aspect double glazed window, heated towel rail, uPVC grey wall panelling.

FRONT EXTERNAL



Driveway parking for three vehicles, alongside grassed lawn area.

GARAGE

With wooden, double front opening doors, used by current owners as a gym - no electrics fitted.

REAR EXTERNAL



Large grassed lawn within fenced boundaries for privacy.

VIEWS



DIRECTIONS

Enter Gosforth from the A595 leaving Whitehaven, at the mini roundabout take the first left, continue along to the fork in the road, stay left and 3 Forestry Houses can be found just past the turning for Ellerslie Park.

W3W: ///typed.print.bats

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the vendors.

MOVING WITH GRIDDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Griddales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Griddales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Griddales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Griddales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

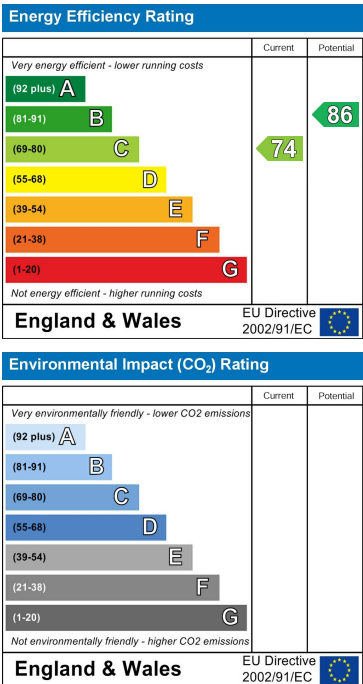
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.