



# GRISDALES

PROPERTY SERVICES



## 23 The Fairways, Seascale, CA20 1RD

**£250,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

NO FORWARD CHAIN... Proudly positioned in one of the area's most sought-after residential estates, this much-loved detached family home is brimming with space and offers one of the most beautifully landscaped gardens you'll find!

Set on a generous plot, this property offers ample indoor and outdoor space—perfect for growing families, remote working, or simply enjoying a more spacious lifestyle. Kids will love the secure, safe surroundings (and you'll love having room to hide all their toys!). Inside, you'll find three versatile reception rooms, ideal for family time, entertaining, or creating that dream home office or playroom. The home boasts three generous double bedrooms, including a fabulous principal suite with dressing room/home office and en-suite.

Just moments from the beach, children's play park and one of the area's favourite ice cream parlours, this location has a little something for everyone. What's not to love? Call us today on 01946 693931 to arrange your viewing—and don't forget to treat yourself to an ice cream afterwards!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electric, water and drainage supplies.

## ENTRANCE HALL

A spacious and warm welcome, with access to:

## W.C.

Handy for those with small children, or who like to entertain friends and family - no more running up the stairs with handy W.C and wash hand basin facilities centrally in the home.

## LIVING ROOM

19'10" (into bay) x 10'9" (6.07 (into bay) x 3.29)



Light and airy with beautiful large front facing double glazed bay window, gas fire set in decorative surround and double doors to:

## SUN ROOM

12'11" x 10'2" (3.96 x 3.12)



Impressive and useable 365 days a year, benefitting from a few recent upgrades to the roof and double glazed windows whilst keeping the original flooring. Double glazed patio doors to the garden.

## KITCHEN/DINING ROOM

11'10" x 10'0" (3.62 x 3.07)



Range of wall and base units with complementary work surfaces and tiled splash backs, inset stainless steel sink unit, integral oven and hob, rear facing double glazed window, radiator and access to:

## UTILITY

8'11" x 5'9" (2.73 x 1.77)

Handy space and one favoured by many families. Base units housing an additional inset stainless steel sink unit, plumbing for a washing machine, rear facing double glazed window and door for external access, wall hung gas central heated combi boiler and integral access to the garage.

## OFFICE

10'1" x 9'6" (3.08 x 2.90)



Back from the Entrance Hallway, a versatile reception room which could handily be used as a play room, snug, home office - or whatever you need the additional space for. Benefitting from front aspect double glazed window and radiator.

## STAIRS AND FIRST FLOOR LANDING

From the Entrance Hallway, stairs lead to the first floor landing which has an airing cupboard, loft access and doors to:

**BEDROOM 1**

12'3" x 9'4" (3.75 x 2.86)



Master double bedroom with front aspect double glazed window, radiator and doorway to:

**DRESSING ROOM / HOME OFFICE SPACE**



Currently configured as office space, or would you prefer this to be a dressing room? Choice is yours! With further access to:

**EN-SUITE SHOWER ROOM**



White three piece suite comprising of a corner shower cubicle, W.C and wash hand basin. Double glazed frosted glass window, extractor fan and radiator.

**BEDROOM 2**

11'1" x 7'0" (3.38 x 2.14)



Double bedroom with rear aspect double glazed window and radiator.

### BEDROOM 3

10'4" (max) x 9'10" (max) (3.17 (max) x 3.00 (max))



Double bedroom with front aspect double glazed window and radiator.

### SHOWER ROOM



Recently installed double shower cubicle, W.C and wash hand basin with a generous amount of storage space. Double glazed frosted glass window, extractor fan and radiator.

### FRONT EXTERNAL



The property benefits from off road parking for two vehicles, small front lawn and access to the single integral garage.

### GARAGE

14'11" x 9'1" (4.57 x 2.79)

Electric garage door, making life that little more convenient, power, lighting and water point.

### REAR EXTERNAL



The true heart of this home is the stunning rear garden, lovingly maintained over the years. Whether you're a sun-chaser or simply enjoy relaxing outdoors, you'll find multiple seating areas to suit every moment of the day. The garden also features a charming pond, vibrant flower borders, a brand-new fence, and a selection of fruit trees that add both beauty and bounty. For hobbyists or DIY enthusiasts, the brick-built workshop offers the perfect space. Additionally, a smaller wooden shed provides convenient storage for gardening tools and even a spot for the kids' wellies.

### DIRECTIONS

The property is best approached proceeding from Gosforth to Seascale. Before the bridge, turn right off Gosforth Road onto The Banks and then right again onto The Fairways. Continue along The Fairways, and the property can be located directly in front of you.

### COUNCIL TAX

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

### 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.

## MOVING WITH GRISDALES

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 Grisdales, 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. Grisdales 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

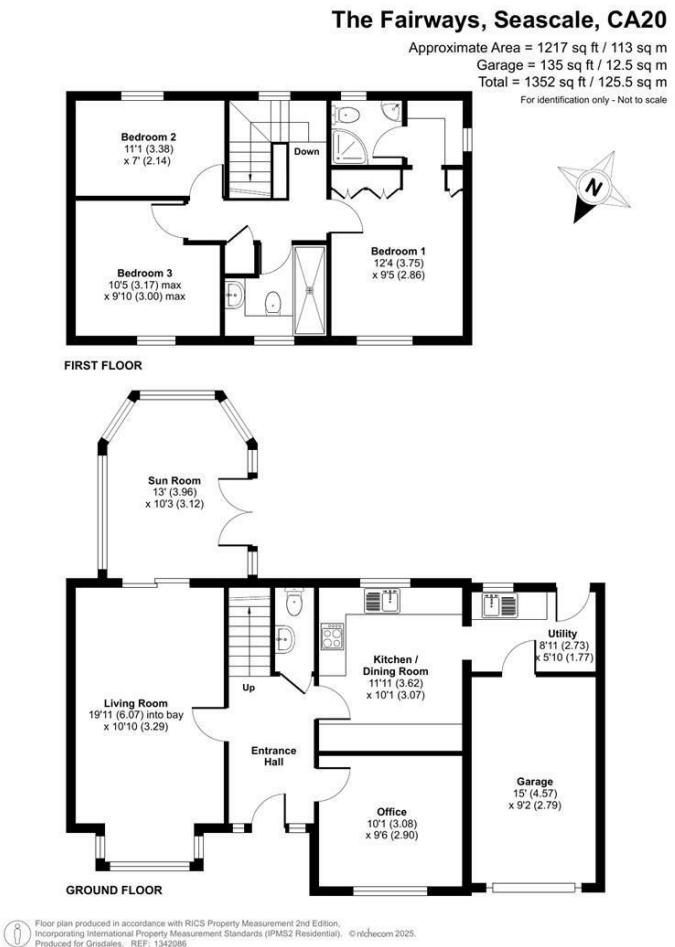
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

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 Grisdales 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



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.

## Energy Efficiency Graph

