



# GRISDALES

PROPERTY SERVICES



## 5 Links Crescent, Seascale, CA20 1RB

**£165,000**

Modern, bright, and effortlessly stylish — this two-bedroom home is all about easy coastal living. Flooded with natural light throughout, it offers a fresh, contemporary feel from the moment you step inside.

With a sleek kitchen, cosy lounge, chic shower room and two comfortable bedrooms.. the list goes on! Every space has been designed with modern living in mind. Outside, enjoy a low-maintenance garden and a generous driveway with space for up to three cars.

Just moments from the beach, this is the perfect blend of laid-back lifestyle and everyday convenience.

Helping you find your perfect new home...

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

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: [whitehaven@grisdales.co.uk](mailto:whitehaven@grisdales.co.uk)

## ENTRANCE

Via composite door to the side of the property, leading into:

## HALLWAY

Doors leading to:

## LOUNGE

13'4" x 12'7" (4.08 x 3.86)



Electric fire, front aspect double glazed window, stairs to first floor.

## KITCHEN

11'3" x 8'7" (3.45 x 2.62)



With a range of white gloss wall and base units with complementary work surfaces. Integrated electric oven and hob with extractor fan above, integrated fridge freezer and plumbing for washing machine. Radiator, rear aspect double glazed window, built-in storage cupboard.

## STAIRS TO FIRST FLOOR LANDING

Loft hatch (part-boarded, ladder fitted). Doors leading to:

## BEDROOM 1

13'3" x 9'3" (4.05 x 2.84)



Double in size, electric radiator, front aspect double glazed window.

## BEDROOM 2

8'11" x 7'5" (2.73 x 2.27)



Large single in size, electric radiator, rear aspect double glazed window, built-in storage cupboard housing the water tank.

## SHOWER ROOM

5'6" x 5'4" (1.70 x 1.64)



Three piece suite comprising of walk-in shower, W.C and wash basin. Heated towel rail, extractor fan, UPVC wall panelling.

## FRONT EXTERNAL



Driveway parking for 3 vehicles alongside grassed lawn area.

## REAR GARDEN



Mainly laid to lawn.

## DIRECTIONS

W3W: - ///fidgeted.target.trendy

Take the A595 South to Gosforth, turn right for Seascale. upon Seascale continue along Gosforth road heading towards the station. Before arriving at the station turn right onto The Banks. Then take the next right onto the Fairways leading onto Links Crescent, the property is located on the left hand side.

## COUNCIL TAX

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

## 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 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.

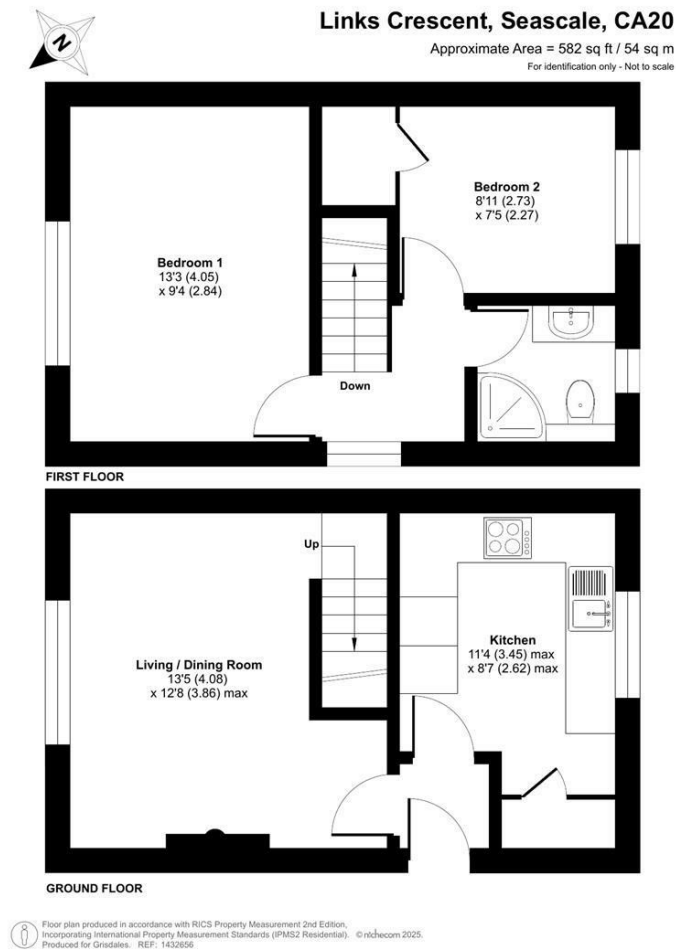
## MORTGAGE ADVICE

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.

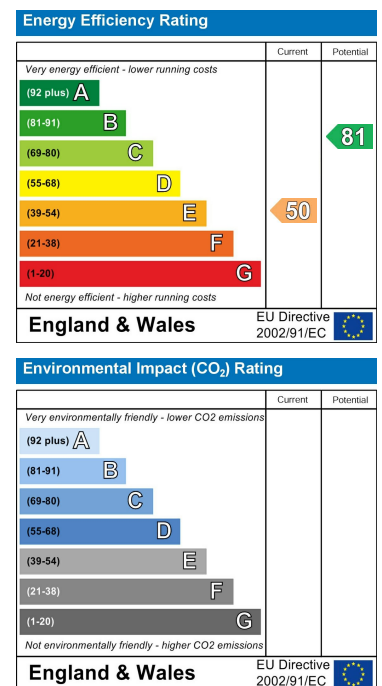
## Floor Plan



## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.