GRISDALES
PROPERTY SERVICES

1 Burnett House The Banks, Seascale, CA20 1QN

£129,500

ONLINE VIEWING AVAILABLE

This FULLY REFURBISHED lower ground floor, modern flat is perfectly located by the sea, just a few minutes walk from the beach, local amenities and a handy distance from the train station. Offered with NO ONWARD CHAIN, this great sized property offers a light and airy lounge, contemporary kitchen, three piece bathroom accompanied by three neutrally decorated bedrooms. Externally the property offers off road parking and amazing sea views! To arrange a viewing, please call us today on 01946 693931.

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

THINGS YOU NEED TO KNOW

The property benefits from mains electricity, water and drainage.
The heating is by way of brand new electric boiler and wet system radiators.

ENTRANCE

Via blue composite front door into:

HALLWAY

Radiator. Loft hatch. Ceiling spotlights. Doors leading to:

BATHROOM

Three piece suite comprising of bath with 2 overhead shower heads, WC, wash basin within unit. UPVC wall panelling. Radiator. Extractor fan.

BEDROOM 1

13'10" x 13'1" (4.22 x 4.01)

Double in size. Two rear aspect double glazed windows. Radiator.

BEDROOM 2

12'4" x 11'6" (3.78 x 3.53)

Double in size. Two rear aspect double glazed windows. Radiator.

LOUNGE

18'11" x 14'11" (5.77 x 4.55)

Sliding patio doors to rear external. Two rear aspect double glazed windows boasting sea views. Large radiator. Single glazed internal windows.

BEDROOM 3

8'9" x 8'5" (2.69 x 2.59)

Double in size. Single glazed sash window. Radiator.

KITCHEN

12'4" x 7'8" (3.78 x 2.34)

A range of light grey matte wall and base units with complementary work surfaces and matching splashbacks. Integrated electric oven and grill. Integrated electric hob with overhead extractor fan and black splashback. Radiator. Single glazed sash window. Ceiling spotlights. Walk-in storage / utility room housing the new boiler, with plumbing for washing machine.

FRONT EXTERNAL

Shared driveway leading to property.

REAR EXTERNAL

Parking for multiple vehicles. Fabulous sea views.

GARAGE

Single detached garage requiring work (upon leaving the property through patio doors the garage is on the row on the right hand side, nearest to the sea front)

DIRECTIONS

From Whitehaven travel south on the A595 to Gosforth, turn right for Seascale, turn right after the bowling green onto the Banks and the property is on the left hand side at the end of the road before the Golf Course

COUNCIL TAX

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

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

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

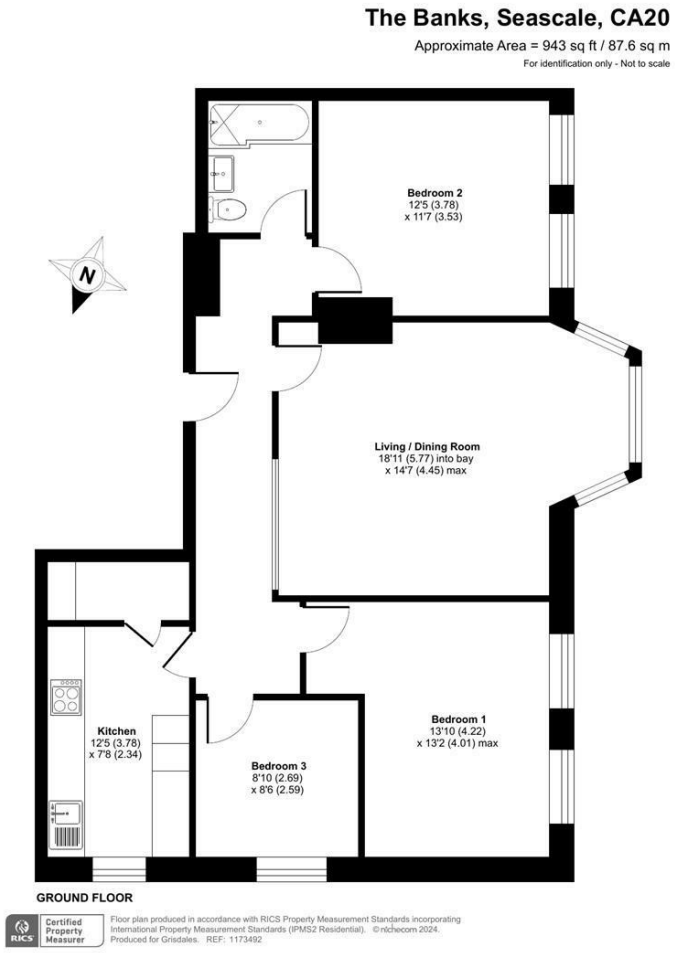
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all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

MORTGAGE ADVICE

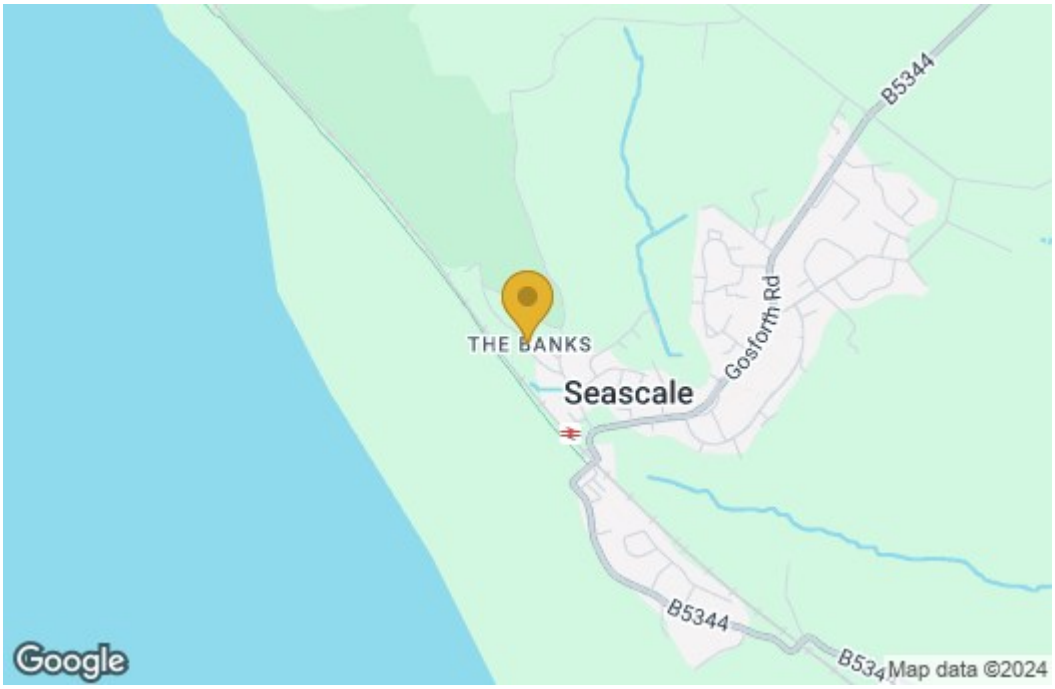
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

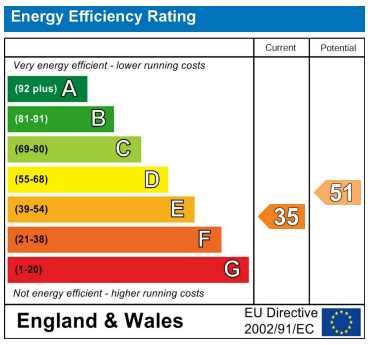
Floor Plan

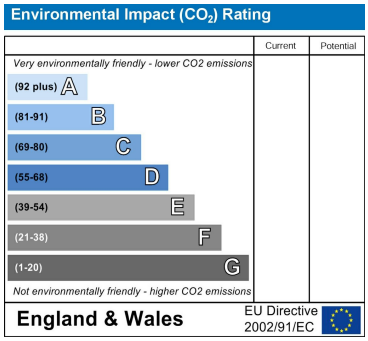


Area Map



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.