



39 Wasdale Park, Seascale, CA20 1PB

£210,000

ONLINE VIEWING AVAILABLE

For sale with NO ONWARD CHAIN... It is not very often a house of this size comes onto the market. Here we have a fantastic, extended family home sitting in a prime position on Wasdale Park with spectacular views to the front and rear! Well presented and cleverly extended to allow for 5 generous bedrooms whilst keeping the Garage and additional bonus of off street parking.

Open plan lounge/ dining room is accompanied by a well proportioned kitchen, handy cloakrooms and additional utility space to the ground floor and a rear well maintained garden! Location is key.... sitting nicely with easy access to local shops, schools and local popular beach. Daily commutes are also convenient, just a short drive to the A595 and within close proximity to our areas largest employment hub, Sellafield. To arrange a viewing today, please call 01946 693931.

OWNERS' COMMENTS

In the owners words "I'm selling my property with No Onward Chain. The neighbours are brilliant, it feels like a small community and due to my position on the estate, the property has lovely sea views to the front and countryside views to the rear"

THINGS YOU NEED TO KNOW

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

ENTRANCE PORCH

Accessed via a uPVC double glazed door with decorative frosted glass panelled window, tiled flooring and secure additional door leading to:

ENTRANCE HALL

With stairs to the first floor landing, radiator, telephone point and doors to:

LOUNGE/DINER

25'9" x 11'6" max (7.87 x 3.53 max)



Dual aspect double glazed windows with views to the rear countryside and partial sea views to the front, two radiators, TV point.

Back from the entrance hall, door to:

KITCHEN

13'4" x 8'4" (4.07 x 2.56)



A range of wall and base units with complimentary worksurfaces and white tiled surrounds with under-counter appliances, space, rear aspect double glazed window, radiator, free standing oven with stainless steel extractor hood over, inset stainless steel sink unit, under-stairs storage cupboard and door to:

UTILITY ROOM

7'11" x 7'5" max (2.43 x 2.28 max)



A handy space with double glazed door to the rear garden, plumbing for a washing machine, British Gas combi boiler, integral access to the garage and door to:

WC

Handy downstairs cloakroom with WC and double glazed frosted glass window.

GARAGE

15'3" x 8'0" (4.65m x 2.45)

Single integral garage with power and lighting and electric powered door.

Back from the entrance hall are stairs to:

FIRST FLOOR LANDING

With loft access and split level to the left and right with doors to:

BEDROOM ONE

14'7" x 7'11" (4.47 x 2.43)



Double bedroom with front aspect double glazed window offering lovely views towards the sea, radiator, TV point, loft

access and additional storage space perfectly set up as a home office.

BEDROOM TWO

8'0" x 7'11" (2.45 x 2.43)

Large single bedroom with rear aspect double glazed windows offering countryside views and radiator.

BEDROOM THREE

11'5" x 11'0" (3.50 x 3.37)



Double bedroom with rear aspect double glazed window offering country views with radiator and fitted wardrobes and drawers.

BEDROOM FOUR

12'11" x 11'1" (3.96 x 3.39)



Double bedroom with front aspect double glazed window, radiator, storage cupboard housing the water tank.

BEDROOM FIVE

9'0" x 7'2" (2.76 x 2.20)



Large single bedroom with front aspect double glazed window and radiator.

BATHROOM

7'9" x 7'2" (2.37 x 2.19)



It is a generous 4-piece suite comprising of a bath, separate shower cubicle, WC, wash hand basin, double glazed frosted glass window, radiator, extractor fan and fully tiled walls.

EXTERNALLY



To the front of the property there is off road parking and

additional low maintenance shillied garden alomgside access to the Garage. To the rear of the property there is a good size garden which is mainly laid to lawn and has additional paved area. There are sea views to the front of the property and countryside views to rear.

DIRECTIONS

From Whitehaven take the A595 and follow until reaching the crossroads at Gosforth. Take the right hand turn to Seascale and follow the road through the village, passing under the railway bridge and continue along the coast road. Take the first left hand turn into Wasdale Park and the property can be found in front of the T Junction.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946 598300) 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.

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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

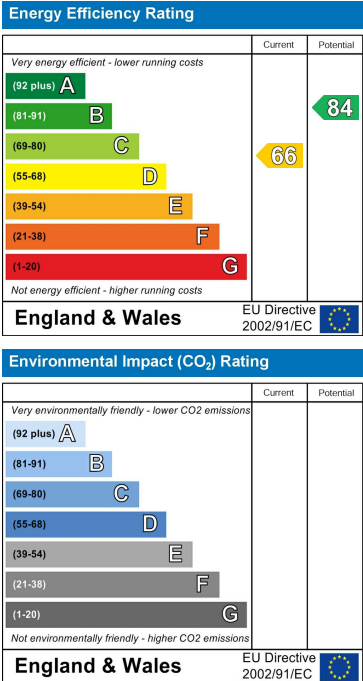
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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.