



12 Santon Way, Seascale, CA20 1NH

£120,000

PUBLIC NOTICE

GRISDALES LTD are now in receipt of an offer for the sum of £136,000 for 12 Santon Way, Seascale, CA22 1NH .

Anyone wishing to place an offer on this property should contact
GRISDALES LTD, 46/47 KING STREET, WHITEHAVEN, CA28 7JH
01946 693931
before exchange of contracts.

THINGS YOU NEED TO KNOW

The property is Freehold.

ENTRANCE PORCH

With uPVC double glazed door and windows; tiled flooring; door leading into:

INNER HALLWAY

With access to the landing via stairs; understair storage; additional storage cupboards; radiator; doors leading to:

LOUNGE

12'11" x 12'5" (3.95 x 3.79)



With radiator; fireplace; television point; double sliding doors lead into:

CONSERVATORY

Small conservatory with a range of windows and an external door with access to the rear garden.

DINING ROOM

11'3" x 10'4" (3.44 x 3.15)



With a rear aspect double glazed window; radiator; storage cupboards.

KITCHEN

15'11" x 8'3" (4.87 x 2.52)



The kitchen is partly tiled and fitted with a range of wall and base units; 2 double glazed windows; radiator; inset stainless steel sink unit; 4 ring hob with extractor hood over; integrated oven; door leading into:

REAR UTILITY ROOM

10'5" x 8'9" (3.18 x 2.69)



With access to the side of the property; rear window; plumbing for a washing machine; door to:

DOWNSTAIRS WC

WC and frosted glass window.

1ST FLOOR LANDING

Accessed via the stairs and with a front aspect window; storage cupboard; radiator; loft access. doors leading to:

BEDROOM 1

9'1" x 8'2" (2.78 x 2.50)



A single bedroom with a front aspect window and radiator.

BEDROOM 2

12'1" x 10'5" (3.70 x 3.18)



A double bedroom with a rear aspect window; radiator; storage cupboard.

BEDROOM 3

12'4" x 9'1" (3.76 x 2.78)



A double bedroom with a rear aspect window; radiator; two storage cupboards; telephone point.

BEDROOM 4

12'5" x 8'8" (3.81 x 2.66)



A double bedroom with a rear aspect window and radiator.

BATHROOM

6'1" x 5'6" (1.86 x 1.68)



The bathroom comprises of a bath and separate wash hand basin; frosted glass window; radiator; partly tiled walls.

WC



Separate WC with front frosted glass window and air vent.

EXTERNAL - FRONT



A front lawned garden with a driveway to the side of the property for several vehicles. There is also side access to the rear garden.

EXTERNAL - REAR



To the rear of the property there is a large garden.

DIRECTIONS

The property is best approached from Whitehaven via A595 towards Gosforth. at the crossroads, take the right hand turn to Seascale and follow the road into the village. Turn left onto Hallsenna Road and first right onto Santon Way. Follow the road round and number 12 is on left hand side and can be identified by a Grisdales For Sale Board.

COUNCIL TAX

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

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 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.

COVID-19 VIEWING GUIDELINES

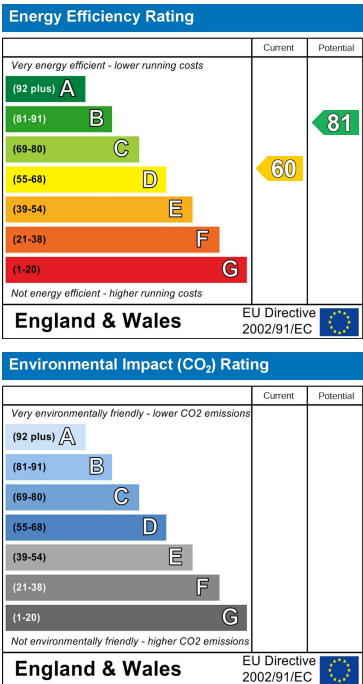
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.