



**10 Green Close**  
Seascale, CA20 1RA

**Mitchells**  
LAND & PROPERTY

SINCE  
1873



**10 Green Close** is a beautifully presented 2 bedroom property in perfect turn key condition ready for its new owners to move straight in!

Everything has been finished to the best quality, freshly decorated with new flooring, light fittings and sockets throughout.

The front porch leads into the light living room with wooden laminate flooring and space for a dining table. The newly fitted kitchen to the rear of the property looks out over the garden. To the first floor are two bedrooms, the front being a large double with built in storage and a single to the rear and a three piece family bathroom.

Externally there are lawned gardens to the front and rear with off road parking for two vehicles. The rear garden has been relandscaped to make it easily managed and the perfect relaxing environment.



## METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

## VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells land and property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

## SERVICES

The property benefits from Broadband, mains electricity, gas, water and drainage. The heating is provided by a Baxi combi boiler. No testing of these services has been undertaken by the agent.

## VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

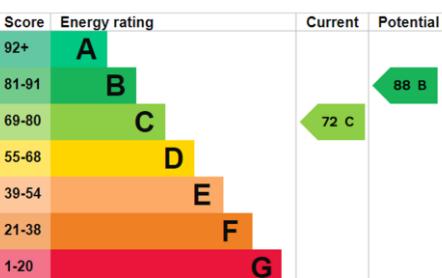
## COUNCIL TAX

Tax band B with Copeland Council

## TENURE

Freehold interest is being offered with vacant possession on completion.

## EPC

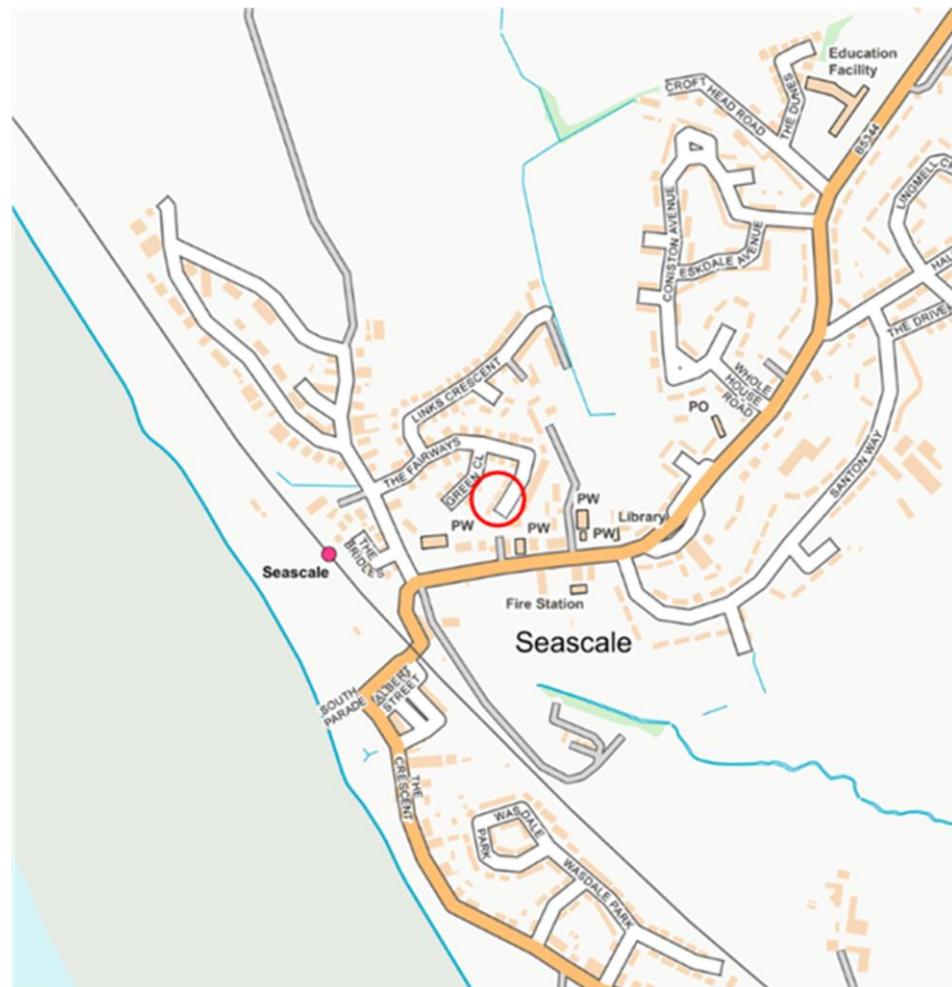


## Location

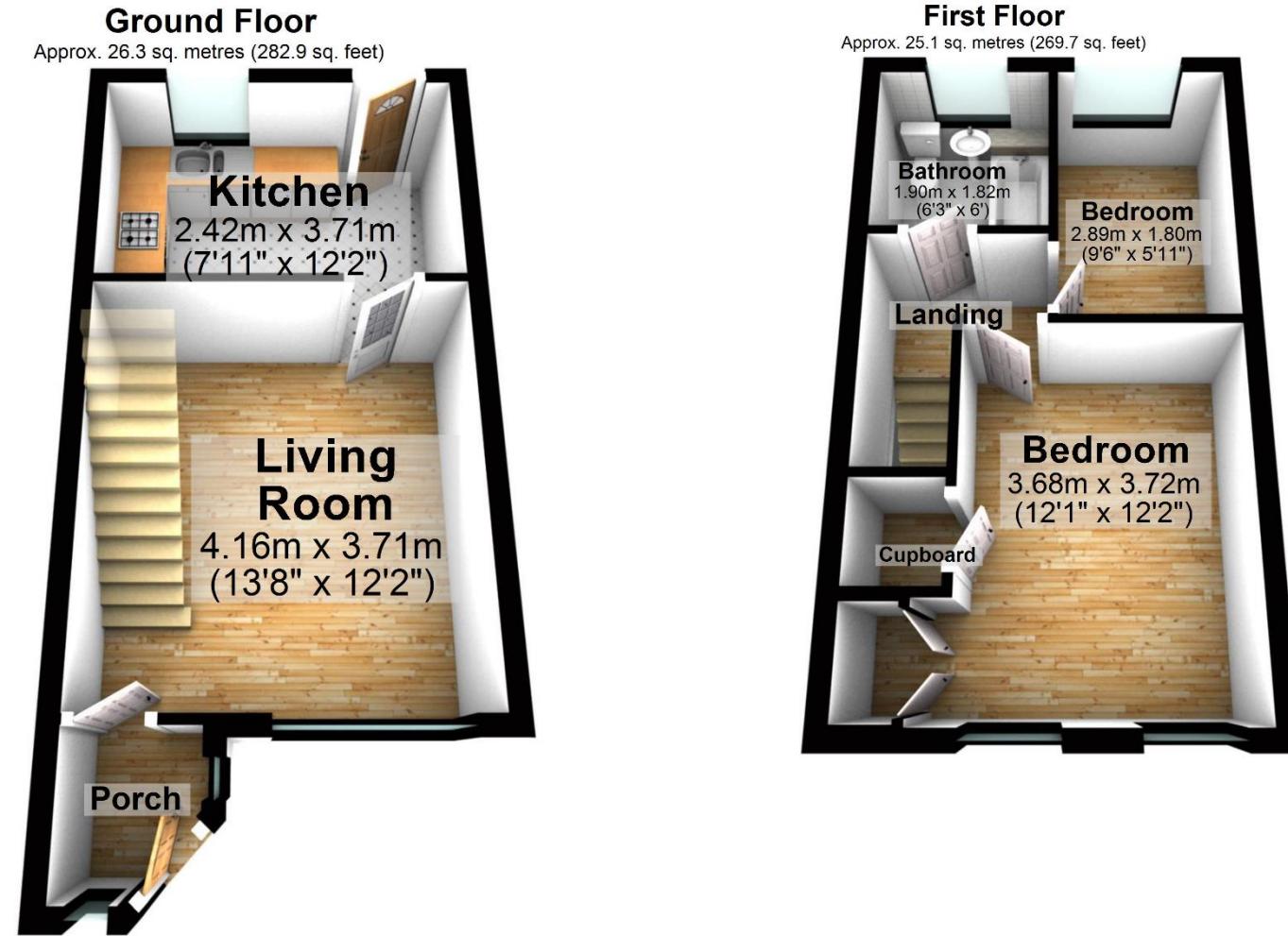
Whitehaven 14 miles | Keswick 35 miles

Carlisle M6 (N) 52 miles | Penrith M6 (S) & mainline trains 52 miles

Lake District National Park 3 miles



## Floor Plan



Total area: approx. 51.3 sq. metres (552.6 sq. feet)

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Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken September 2023. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable or being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.