



3 Whitestiles, Seaton, CA14 1LD

Guide Price £200,000

PFK

3 Whitestiles

The Property:

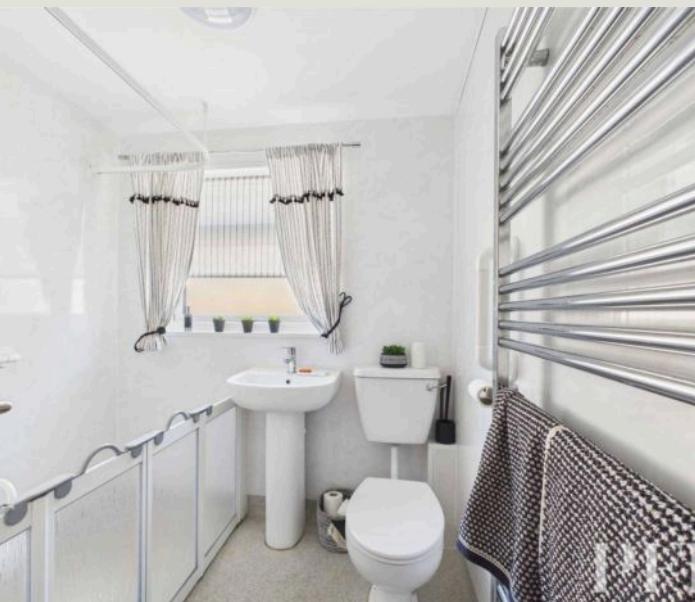
Tucked away in a quiet yet highly sought after estate in the popular village of Seaton, 3 Whitestiles is a well presented and comfortable two bed detached bungalow, with modern kitchen, wet room style bathroom and easy to maintain gardens.

The accommodation is immaculately maintained and presented and comprises large lounge/dining room, modern breakfast kitchen with built in appliances, two double bedrooms and a wet room style shower room with walk in shower area.

Externally there is offroad parking for two cars on the driveway, a single garage with power and lights, an easy to maintain lawned front garden and to the rear a private suntrap garden with lawn and decked area.

Being sold with no onward chain and in such a high demand area, this is bound to be snapped up quickly, so book an early viewing to avoid missing out.





3 Whitestiles

Location & directions:

Whitestiles is a sought after small estate in the popular village of Seaton, just a short walk from its local shops and services, whilst major services can be found in the town of Workington some two miles away.

Directions

From the centre of the village, follow the main road towards Broughton Moor and after approximately 1/2 a mile take the left hand turn into Whitestiles, and number 3 can be found on the right hand side.

- **Two bed detached bungalow**
- **Modern kitchen**
- **Easy to maintain gardens**
- **Sought after estate**
- **No onward chain**
- **Tenure: Freehold**
- **Council Tax: Band B**
- **EPC rating D**

ACCOMMODATION

Entrance

Accessed via UPVC door leading into hallway, with tiled floor, point for telephone, and loft access via hatch.

Lounge

19' 10" x 10' 11" (6.04m x 3.32m)

Front aspect light and airy room with gas fired stove in recessed fireplace with white granite hearth, points for TV, telephone and broadband, space for three piece suite and dining table for four.

Kitchen

11' 11" x 8' 0" (3.62m x 2.45m)

Front aspect room fitted with a range of base and wall units in a light wood effect and white high gloss finish, complementary worktop and tiled splashback. Integrated four burner countertop mounted electric hob with separate electric oven/grill, sink with drainage board and mixer tap, integral fridge freezer, built in storage cupboard, dining space for two, and tiled floor.

Bedroom 1

14' 7" x 10' 8" (4.45m x 3.24m)

Rear aspect double bedroom with decorative coving.

Bedroom 2

10' 4" x 10' 1" (3.14m x 3.07m)

Rear aspect double bedroom with decorative coving.

Bathroom

6' 9" x 6' 11" (2.06m x 2.11m)

Wet room style bathroom with mains powered shower, WC and wash hand basin, vertical heated towel rail.





EXTERNALLY

Front Garden

Lawned front garden with recently installed patio area.

Rear Garden

Private rear garden with lawn, decking and decorative chipped areas.

DRIVEWAY

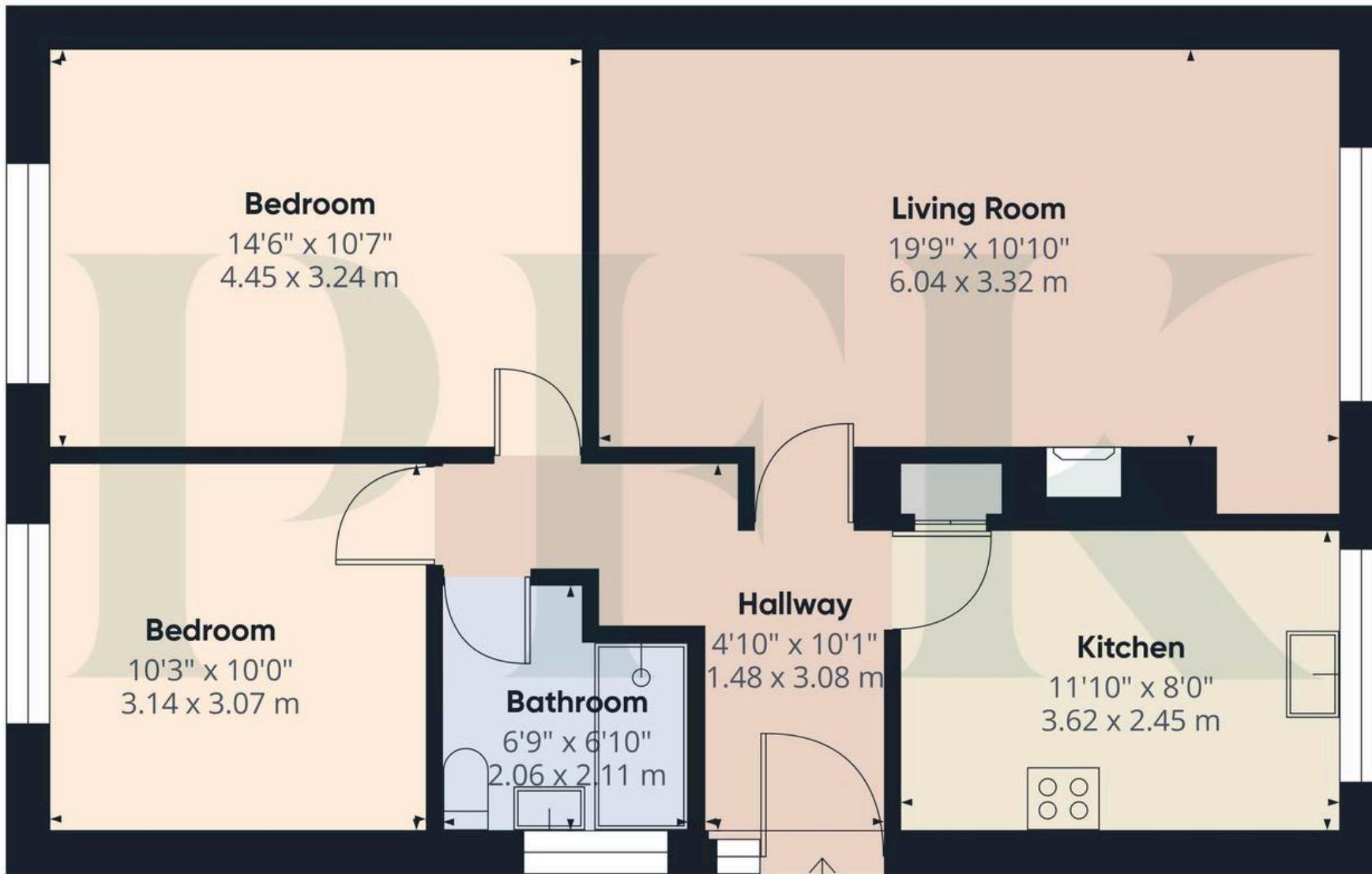
2 Parking Spaces

Driveway parking for two cars.

GARAGE

Single Garage





Approximate total area⁽¹⁾

694 ft²
64.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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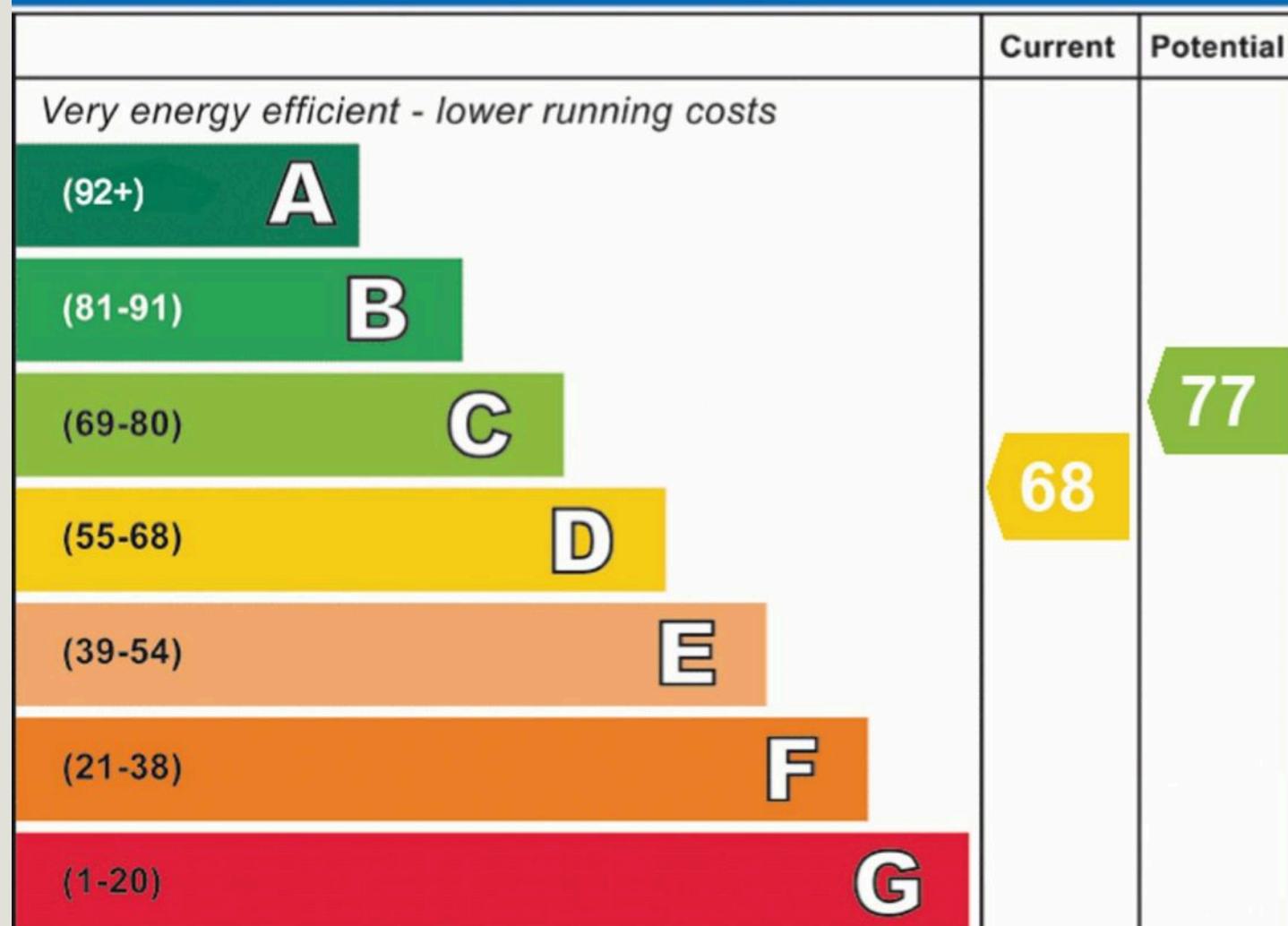
Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Energy Efficiency Rating



England, Scotland & Wales

EU Directive
2002/91/EC





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