



12 FIRTH DRIVE | ST BEES | CUMBRIA | CA27 0EY

PRICE £220,000





SUMMARY

If you want a nice easy life, living by the sea then why not take a look at this semi detached bungalow on Firth Drive in the pretty seaside village of St Bees which lies at the start/finish of Wainwrights Coast to Coast footpath. Located within easy reach of the beach, pubs, and station the property includes an open plan living room leading into a modern kitchen, two double bedrooms and a modern bathroom. The gardens are low maintenance, allowing more time to walk the sand or coastal paths and there is a single garage with drive at the front.

EPC band C

ENTRANCE

Double glazed French doors on the side of the property open into the living room

LIVING ROOM

Double glazed window to front, French doors to side, useful store cupboard, two double radiators, part glazed door to hall, opening into kitchen

KITCHEN

A modern kitchen with a range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, space for fridge freezer and washing machine, double glazed window to side, door to rear into garden

INNER HALL

Doors to rooms, space for bookcase

BEDROOM 1

A generous double bedroom with double glazed window to front, double radiator

BEDROOM 2

Another double bedroom with double glazed window to rear, double radiator

BATHROOM

Double glazed window to rear, penial bath with thermostatic shower unit and screen, hand wash basin, hidden cistern WC. Extractor fan, PVC splash areas, towel rail



EXTERNALLY

To the front there is off road parking provided for two cars with access to garage. A side gate opens into the garden with French doors leading into the living room. The rear garden is low maintenance and laid with stone chippings. Storage area at the side. Single garage with up and over door.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412/01900 828600/01900 606006

whitehaven@lillingtons-estates.co.uk

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Ancient Leasehold - Almost all the village is on 999 year lease

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 2Mbps / Superfast 59Mbps / Ultrafast 1000Mbps

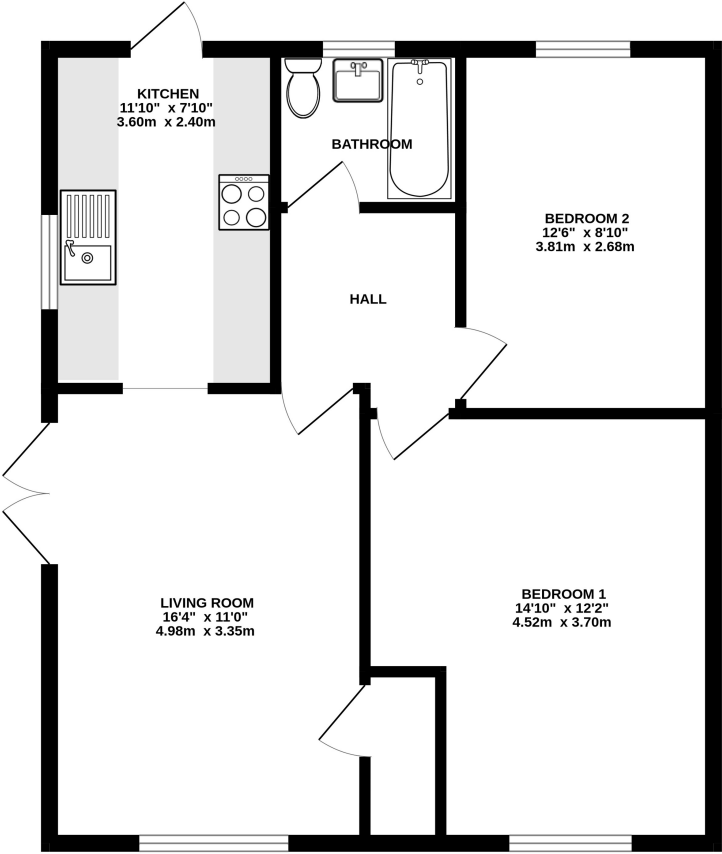
Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 has service indoors but other networks have limited signal. All providers have service outside Planning permission passed in the immediate area: None known The property is not listed

DIRECTIONS

From Whitehaven head out on St Bees Road passing Aldi and Asda. Once out of town follow the road for around 2 miles, descending the hill into St Bees. At the bottom of the hill turn right towards the beach and after passing the Seacotes Hotel and the beach carpark turnings, you will enter Firth Drive. The property will be situated on the right hand side.



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	72	89		
A				
(81-91)				
B				
(69-80)				
C	72	89		
(55-68)				
D				
(39-54)				
E	72	89		
(21-38)				
F				
(1-20)	72	89		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				