

## Financial Services

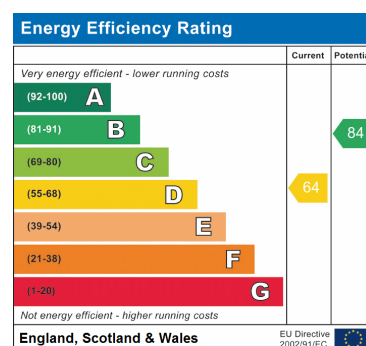
Free independent advice available on the following:

- Mortgage Advice
- Home & Contents Insurance
- Life & critical illness insurance
- Income & Family protection
  - Landlords Insurance
  - Budgeting Advice

Please call any branch for further information or to make an appointment.

6 ABBOTTS WAY, ST BEES, CUMBRIA CA27 0HD  
PRICE £199,999

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

Telephone:  
01946 590412  
Website:  
www.lillingtons-estates.co.uk



6 ABBOTTS WAY, ST BEES CA27 0HD  
PRICE £199,999

Located close to the beach, within this sought after coastal village, we are pleased to offer this lovely semi detached home. The property includes an entrance hall, living room, separate dining room, lean-to conservatory, fitted kitchen, laundry room and ground floor WC. To the first floor there are three bedrooms and a shower room. At the front there is a drive with single attached garage, plus gardens to front and rear. A great family home in a really popular location.

EPC band D



**Entrance Porch**

A part glazed PVC door leads into porch with tiled flooring, double glazed door to rear lobby

**Rear Lobby**

Part glazed door to garden with window beside, wall mounted combi boiler, doors to garage and laundry room

**Entrance Hall**

Double glazed window to front, doors to rooms, stairs to first floor, under stairs storage cupboard, double radiator, wood style flooring

**Living room**

Double glazed window to front with blinds, double radiator, gas fire with surround, internal window to dining room, double doors to dining room

**Kitchen**

Double glazed window to rear, range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, gas hob with eye level oven and extractor fan, space for fridge, integrated dishwasher, built in cupboard, door to dining room

**Dining room**

Double glazed patio doors to rear into conservatory, double radiator, space for table and chairs, double doors from living room

**Conservatory**

A lean-to style conservatory with double glazed windows to three sides, tiled flooring

**Laundry Room**

Double glazed window to rear, space for washing machine, chest freezer and tumble dryer, double radiator, door to WC

**Ground Floor WC**

Low level WC

**Landing**

Double glazed window to side, doors to rooms, access to loft space, built in double cupboard

**Bedroom 1**

Double glazed window to front, double radiator

**Bedroom 2**

Double glazed window to rear, double radiator, built in double wardrobe, views to St Bees Head

**Bedroom 3**

Double glazed window to front, double radiator, built in cupboard over stairs

**Shower room**

Double glazed window to side, built in double shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, hidden cistern WC. Tiled wall areas, tile effect flooring

**Externally**

To the front is a garden area laid to lawn with path to front door and drive leading to garage.  
Single attached garage with up and over door, personal door to side.  
Rear garden is enclosed with a patio area, lawn and useful garden shed.

**Additional information**

To arrange a viewing or to contact the branch, please use the following:  
Branch Address:  
58 Lowther Street  
Whitehaven  
CA28 7DP  
01946 590412  
whitehaven@lillingtons-estates.co.uk

Council Tax Band: C  
Tenure: Freehold  
Services: Mains water, gas, electricity and mains drainage are connected  
Fixtures and Fittings: Carpets, hob and oven, integrated dishwasher, washer/dryer and freezer  
Non-listed

**Directions**

From Whitehaven head out on St Bees Road, passing Aldi and Asda. Continue out of town and descend the hill into St Bees. At the bottom of the hill turn right onto Beach road and follow over the road humps to the beach carpark where you bear right into the housing estate. Follow the road to the left and round a right hand bend, taking the 2nd turning right into Abbotts Way. The property will be situated on the right hand side.

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