



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

PRICE £229,950





SUMMARY

Situated in a fantastic position in this ever popular coastal village which lies at the start (or finish) of the famous Coast to Coast long distance footpath, this semi detached chalet bungalow will make a perfect home to downsize into! Within walking distance of the sandy beach and train station the property has been enlarged and now includes a generous dining conservatory off the kitchen, plus two first floor rooms - ideal for a home office and guest bedroom. The accommodation includes an entrance hall, living room, modern kitchen, dining conservatory, two ground floor bedrooms, shower room and two additional first floor rooms. There is a garage with drive to the side and a lovely rear garden too so this ticks plenty of boxes!

EPC band D

GROUND FLOOR

ENTRANCE HALL

A part glazed door leads into hall with double glazed picture windows to front and side, radiator, stairs to first floor rooms, door to living room, wood style flooring

LIVING ROOM

Double glazed window to front with blinds, double radiator, double glazed window to side, open fire with surround and hearth, door to inner hall

INNER HALL

Doors to various rooms, wood style flooring

KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, induction hob, eye level oven, integrated dishwasher and fridge, double glazed window to rear, cupboard housing wall mounted combi boiler, unit underlighting, space for washing machine, wood style flooring, opening into conservatory

CONSERVATORY

Currently used as a sitting/dining room with a double glazed roof plus double glazed windows to three sides, two double glazed exit doors, one to front and the other to the rear, radiator with cover, electric under floor heating

BEDROOM 1

Double glazed window to front, radiator, built in wardrobe, under stairs storage cupboard

BEDROOM 2

Double glazed window to rear, radiator

SHOWER ROOM

Double glazed window to rear, quadrant shower enclosure with thermostatic shower unit, hand wash basin and hidden cistern WC in vanity style unit, extractor fan, chrome towel rail, wood style flooring



FIRST FLOOR

LANDING

Velux window to rear, bi-fold doors to both first floor rooms

ROOM 1

Used as a guest bedroom with Velux window to front in vaulted ceiling, radiator, storage cupboard

ROOM 2

Used as a home office with vaulted ceiling, Velux window to front, radiator, door to eaves storage area

EXTERNALLY

To the front a block paved drive leads to garage with an area of lawn with a stone wall boundary, planted palm trees, gravel border and path to front door.

The rear garden is enclosed and includes a concrete area with decking, a step up to an area laid with stone chippings with an area of lawn beside it with planted rear border, and an enclosed dual level decking with space to dine.

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

whitehaven@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Leasehold, 999yr ancient lease

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher and fridge

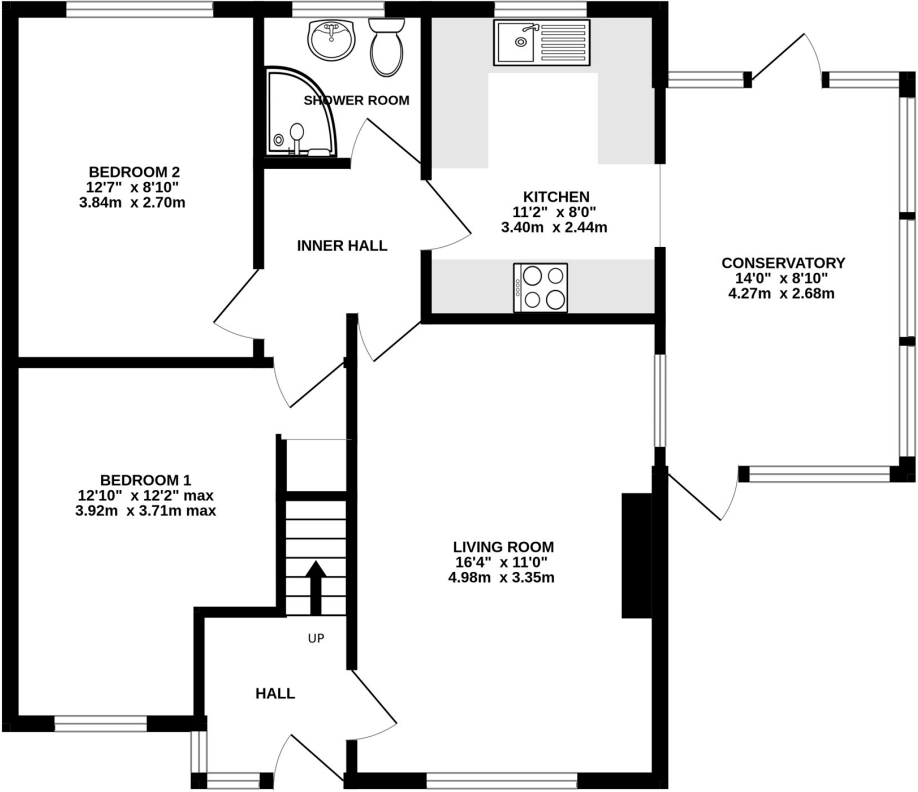
The property is not listed

DIRECTIONS

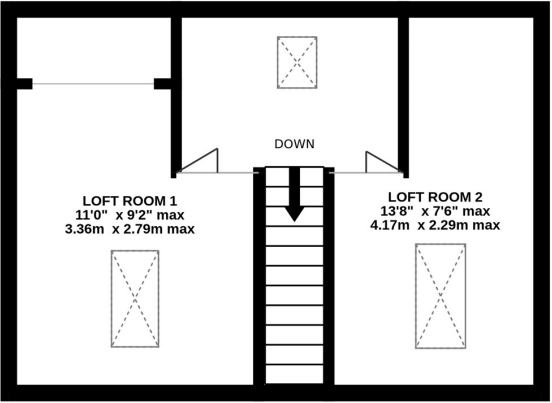
From Whitehaven head out on St Bees Road passing Aldi and Asda. Continue all the way to St Bees dropping downhill into the village and turning right at the bottom onto Abbey Road, posted to the beach. Continue to the sea front but instead of bearing left into the beach carpark bear right into the housing estate and onto Firth Drive. The property will be situated on the right hand side.



GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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.
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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+)	66	87
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		