



22 FINKLE STREET | ST BEES | CUMBRIA | CA27 0BN

PRICE £95,000





SUMMARY

This cute little cottage is perfectly positioned in the heart of this sought after coastal village and is within easy walking distance of the pubs, church, station and the sandy beach! St Bees is famous for lying at the start/end of Wainwright's famous Coast to Coast footpath and so this property will make an excellent holiday let or Airbnb. The accommodation includes a charming living room with opening into a kitchen, a first floor bedroom, dressing room/home office and a first floor shower room. There is a lovely courtyard garden to the rear. Whether you are looking for your first home, a bolt-hole or a holiday let, this really has to be on your 'to view' list!

EPC band D

GROUND FLOOR

ENTRANCE

A part glazed PVC door leads into living room

LIVING ROOM

Double glazed window to front, fireplace with electric stove effect fire, radiator, opening to kitchen

KITCHEN

Double glazed window to rear, part double glazed door to rear, modern range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, fitted washing machine and fridge freezer, stairs to first floor, tile effect flooring

FIRST FLOOR

LANDING

Doors to rooms, access to loft space

BEDROOM

Double glazed window to front, double radiator

DRESSING ROOM

Equally good as a home office, double glazed window to rear, radiator, built in cupboard housing boiler

SHOWER ROOM

Quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Extractor fan, PVC wall cladding, wood style flooring

EXTERNALLY

To the rear there is an enclosed courtyard garden with space for chairs or bistro table

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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, fitted washing machine and fridge freezer

Broadband type & speed: Standard 4Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 is ok indoors, EE and 3

have no service indoors, others limited. All networks ok outdoors

Planning permission passed in the immediate area: None known

The property is not listed

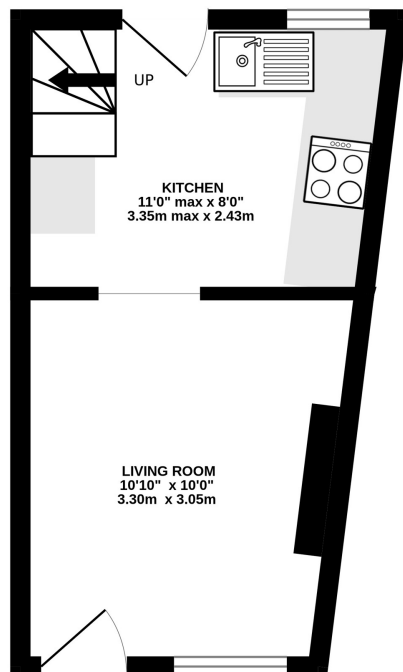
DIRECTIONS

From Whitehaven head out on St Bees Road passing Aldi and Asda. follow the road for 3 miles heading downhill into St Bees. Pass the school and station then turning left into Finkle Street. the property will be located on the right hand side.

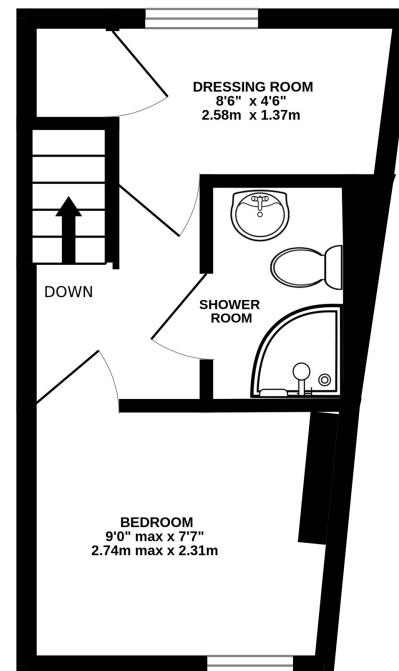




GROUND FLOOR
181 sq.ft. (16.8 sq.m.) approx.



1ST FLOOR
177 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 359 sq.ft. (33.3 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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www.lillingtons-estates.co.uk

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