



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

PRICE £110,000





SUMMARY

Oh so cute!! Centrally located in the pretty coastal village of St Bees, which lies at the start/finish of Wainwright's Coast to Coast footpath and so handy for the local pubs, church, station and of course the sandy beach, this gorgeous and bijou one bedrooms cottage will make a wonderful bolt-hole or Airbnb. Currently used as a holiday let and available furnished if desired, the property includes a living room with an open plan modern kitchen, a double bedroom to the first floor and an en-suite shower room. There is even a cute courtyard garden to the rear with a useful utility/outhouse for storage. One viewing and you'll fall for its charms...

EPC band D

GROUND FLOOR ENTRANCE

A part glazed PVC front door opens into living room

LIVING ROOM

Double glazed window to front, fireplace surround, painted exposed stone wall, double radiator, wood style flooring, opening into kitchen

KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric cooker with space for fridge and freezer under stairs, part glazed door to courtyard. double glazed window to rear, stairs to first floor, tiled flooring

FIRST FLOOR LANDING

Door to bedroom

BEDROOM

Double glazed window to front, two built in double wardrobes, double radiator, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to rear, quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin and low level WC. Cupboard over stairs with wall mounted combi boiler, access to loft space, wood style flooring.



EXTERNALLY

To the rear of the property is an enclosed courtyard garden with space for bistro table, storage outhouse for storage and with space for washing machine.

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: Registered for Business Rates

Tenure: Leasehold - St Bees Ancient Lease

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

Fixtures & Fittings: Carpets, cooker

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

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 has service indoors but other networks have no service. All networks have service outdoors.

Planning permission passed in the immediate area: None known

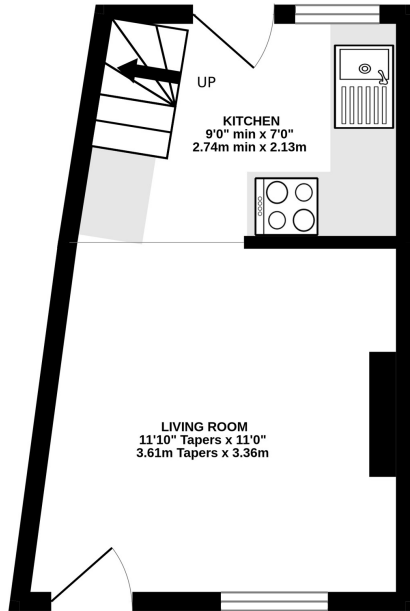
The property is not listed

DIRECTIONS

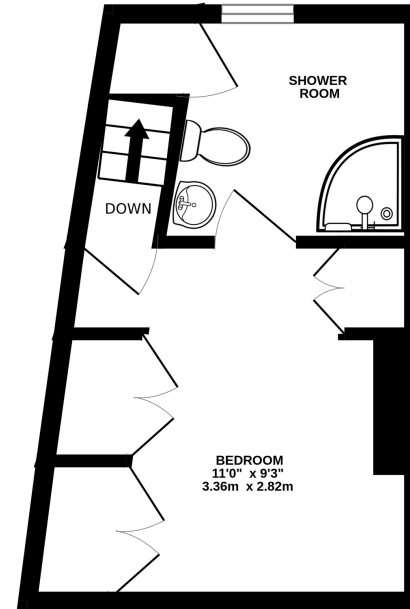
From Whitehaven head out on St Bees Road passing Aldi and Asda. follow the road for 3 miles heading downhill into St Bees. Pass the school and station then turning left into Finkle Street. the property will be located on the right hand side.



GROUND FLOOR
188 sq.ft. (17.5 sq.m.) approx.



1ST FLOOR
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 375 sq.ft. (34.9 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.

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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

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