



GRISDALES

PROPERTY SERVICES



25 Main Street, St Bees, CA27 0AA

£129,950

ONLINE VIEWING AVAILABLE Have you ever dreamed of living just a short distance from the idyllic beach and fresh coastline of St Bees, then this could be the perfect property for you. Located on the Main Street, this two bed roomed mid terrace comprises of a modern lounge with open plan Kitchen Diner, downstairs shower room and two spacious double bedrooms. With added bonus of private garden boasting a spacious summerhouse house for kicking back and relaxing in. Don't delay, call us today on 01946 693931 to arrange a viewing.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property is leasehold under the historic St Bees Lease in which there is no ground rents or service charges payable. The property offers mains gas, electric and water supplies. The loft is fully boarded alongside newly fitted carpet, fitted electrics and velux window, versatile space suitable as storage or office space.

LOUNGE

9'6" x 10'9" (2.91 x 3.29)



Entrance into Lounge is via red composite front door. Front aspect double glazed window, built in shelving and storage cupboard, radiator, telephone and TV point.

DINING AREA

10'8" x 10'9" (3.27 x 3.29)



Radiator, TV point, Stairs to first floor:

KITCHEN

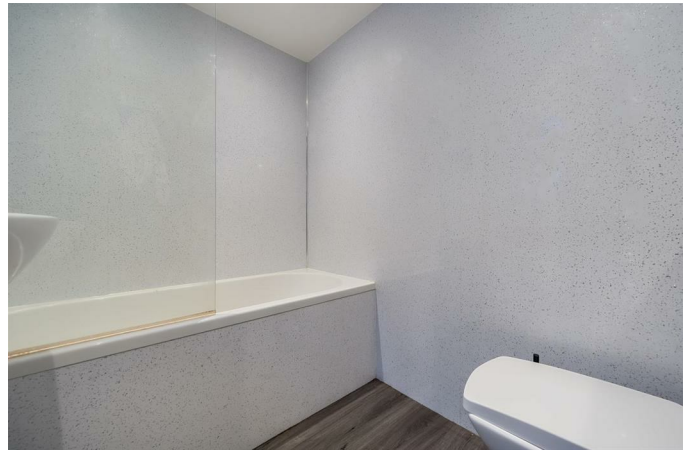
8'10" x 10'9" (2.70 x 3.29)



With a range of cream wall and base units accompanied by complimentary work surfaces, stainless steel inset sink, plumbing for washing machine, dishwasher, built in oven and

grill, electric hob, stainless steel extractor fan, cupboard housing 12 month old boiler, modern wall tiling, garden view window.

BATHROOM



Three piece white suite comprising off bath with overhead shower, sink and WC with complimenting sparkly wall paneling, stainless steel ladder style radiator, frosted double glazed window.

BEDROOM 1

9'6" x 11'1" (2.92 x 3.38)



Double in size, front aspect double glazed window, storage cupboard, radiator.

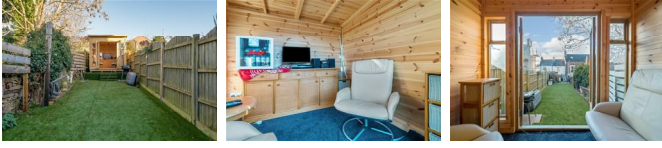
BEDROOM 2

8'2" x 10'9" (2.49 x 3.29)



Double in size, rear aspect double glazed window, radiator.

EXTERNALLY



Private rear garden with fenced surround, laid with turf for easy maintenance and boasting a beautiful summerhouse, fitted with electrics.

COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band A.

DIRECTIONS

The property is best approached travelling South from Whitehaven on the B5345 into the village of St Bees past the Public School on the left hand side and over the railway line continuing onto the Main Street. The property can be identified by a Grisdales For Sale board on the Left Hand Side.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise

you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

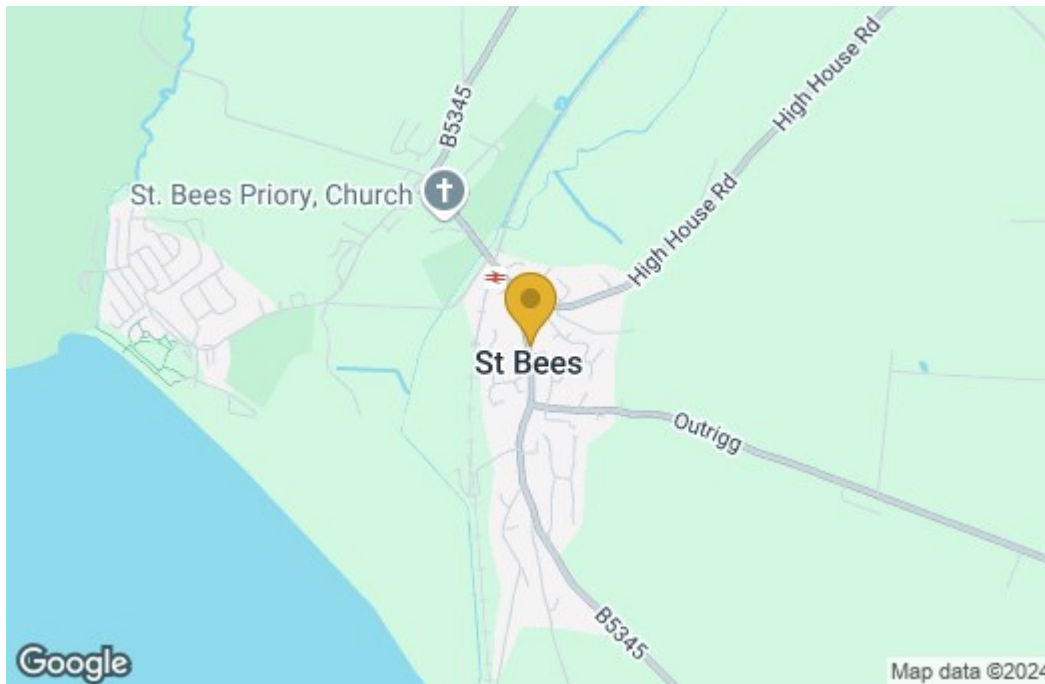
Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

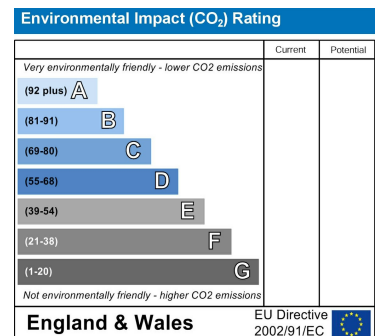
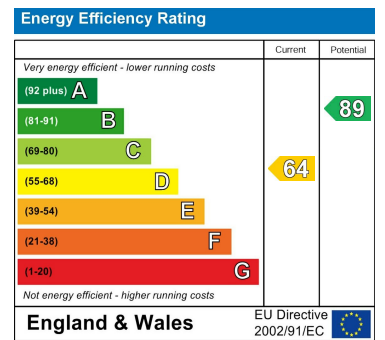
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.