



GRISDALES

PROPERTY SERVICES



6 Rowan Terrace, St Bees, CA27 0DH

£175,000

You too could live in this delightful coastal village just a short stroll away from the beach.

Rowan Terrace is a small development, designed, built and finished to an excellent specification - in keeping with the surroundings of the historic village of St Bees - ideally located for local employment centres and on the fringe of the Lake District National Park. With three bedrooms, contemporary high gloss finish breakfast kitchen, sitting room opening onto the garden, downstairs wc and contemporary family bathroom they really do offer a perfect blend of traditional style and modern comfort. Outside is an enclosed paved and lawned rear garden and added bonus of attractive paved parking area for 2 vehicles.

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 Freehold.

The property benefits from mains gas, electric and water supplies. The property has a water meter.

ENTRANCE

Via uPVC front door with decorative glazing, into:

HALLWAY

With stairs to first floor, radiator, telephone point, storage cupboard with lighting housing the electric consumer unit. Doors leading to:

KITCHEN

13'1" x 8'6" (4.00 x 2.61)



Range of cream high gloss base and wall units with concealed lighting and complementary work surfaces, front aspect double glazed window, sink unit, integrated electric cooker with extractor hood over, integrated fridge/freezer, wall mounted Potterton combi boiler concealed within matching cupboard, radiator, tiled flooring, ceiling spotlights.

CLOAKROOM

5'4" x 2'9" (1.65 x 0.84)

WC, wash hand basin with tiled splashback, radiator, extractor fan.

LOUNGE

15'3" x 11'3" (4.66 x 3.43)



Open plan with uPVC double glazed doors leading to rear paved patio, double glazed window, telephone and TV points, radiator.

STAIRCASE AND LANDING

Front the entrance hall, stairs to first floor landing with loft access point with ladders, radiator, doors to:

BEDROOM ONE

15'5" x 8'6" (4.70 x 2.60)



Double in size, two front aspect double glazed windows, radiator, TV and telephone point.

BEDROOM TWO

8'7" x 8'6" (2.62 x 2.60)



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

BEDROOM THREE

8'5" x 6'4" (2.58 x 1.94)



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

BATHROOM

6'11" x 5'6" (2.12 x 1.68)



Three piece suite comprising of WC, wash hand basin, bath with glazed screen and chrome overhead shower; extractor fan, chrome towel radiator, fully tiled walls and floor.

FRONT EXTERNAL



The property is set back from the road with parking area to the front for two vehicles.

REAR EXTERNAL



Enclosed garden with solid wooden fence, paved patio area with accompanied grassed lawn.

DIRECTIONS

Travelling from Whitehaven take the A5094 towards Barrow, continue to follow B5345, at the round-a-bout take the 2nd exit into Preston Street, turn left onto Station Road and Rowan Terrace will be on the left.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band B.

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.”

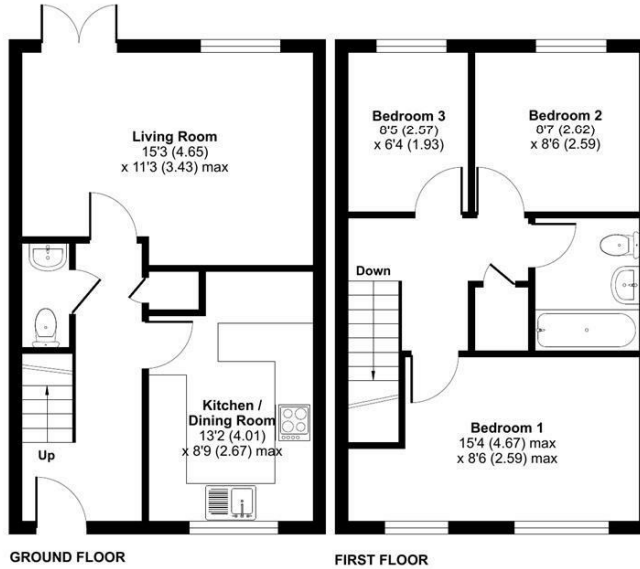
To find out how we can help you realise your dreams, just call your nearest Grisdals office.

Floor Plan

Station Road, St. Bees, CA27

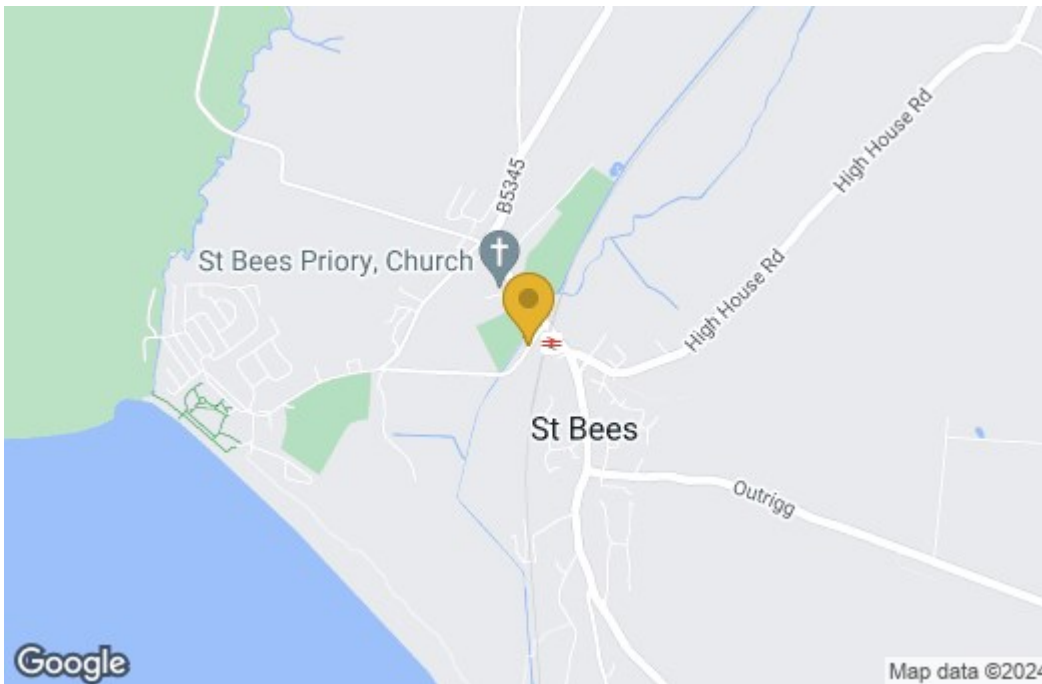
Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale

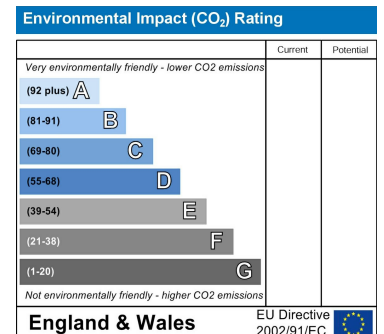
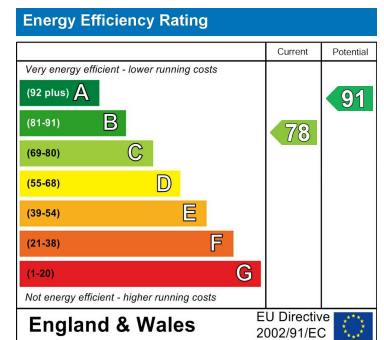


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Grisdales. REF: 1129117

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.