



## 8 Finkle Street, St. Bees, CA27 0BN

**£199,950**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\* Charming Four-Storey Home with Character and Versatility pleasantly located in the heart of St Bees, WITH NO ONWARD CHAIN.

From the moment you enter, this home radiates charm and comfort. The main floor features a welcoming living room complete with a cosy fireplace, a well-equipped kitchen with a built-in stove, and a generous dining area. Up on the first floor, you'll find two spacious double bedrooms and a stylish bathroom. The second floor offers a versatile additional room – ideal as a third bedroom, home office, study, or even a games room. Downstairs, the lower ground level presents a hidden gem: a flexible bonus room that's perfect for storage or can be transformed to suit your needs.

Ideally located between Whitehaven and Egremont, this property combines peaceful village living, just a stones throw away from the sandy St Bees Beaches. To arrange a viewing, call us today on 01946 693931.



## THINGS YOU NEED TO KNOW

The property is Leasehold under the Historic St Bees Lease where no round rent or service charges are payable.

### ENTRANCE

Via green composite front door, into:

### HALL

Radiator, stairs to the first floor landing and door to:

### LOUNGE/DINER

25'1" x 11'8" max (7.67 x 3.56 max)



Two radiators, gas fire, dual aspect double glazed window with shutters.

### KITCHEN

10'10" x 8'5" (3.31 x 2.59)



Range of light grey wall and base units with complementary work surfaces, integrated gas hob with extractor above, electric oven and grill integrated, chrome sink and drainer unit, plumbing for washing machine, side aspect double glazed window. Door down to:

### CELLAR

10'10" x 6'5" (3.31 x 1.97)

Wall mounted boiler, meters, plenty of storage space.

### FIRST FLOOR LANDING

Back from the Entrance Hall, Stairs to first floor.

Doors to:

### BATHROOM

10'11" x 8'7" (3.33 x 2.62)



Three piece suite comprising of bath with overhead shower, WC and wash hand basin. Radiator, wall panelling surrounding bath and frosted glass double glazed window.

### BEDROOM ONE

8'7" x 14'6" (2.62 x 4.43)



Double in size with Front aspect double glazed window, radiator, two storage cupboards.

### BEDROOM TWO

13'6" x 9'2" (4.13 x 2.81)



Double bedroom with rear aspect double glazed window, radiator.

### BEDROOM THREE

14'9" x 14'4" (4.50 x 4.38)



Loft room with two front aspect double glazed windows, electric radiator, laminate flooring, eaves storage.

### FRONT EXTERNAL

Gated access to path leading to front door.

Decorative paved area. Additional parking available on street.

## REAR EXTERNAL

Private yard area with allocated parking space for one small car.

## DIRECTIONS

Travelling South from Whitehaven on the B5345 into the village of St Bees past the Public School on the left hand side, over the railway line taking the next turn on the left hand side onto Finkle Street.

W3w: ///native.trudges.caravan

## 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

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

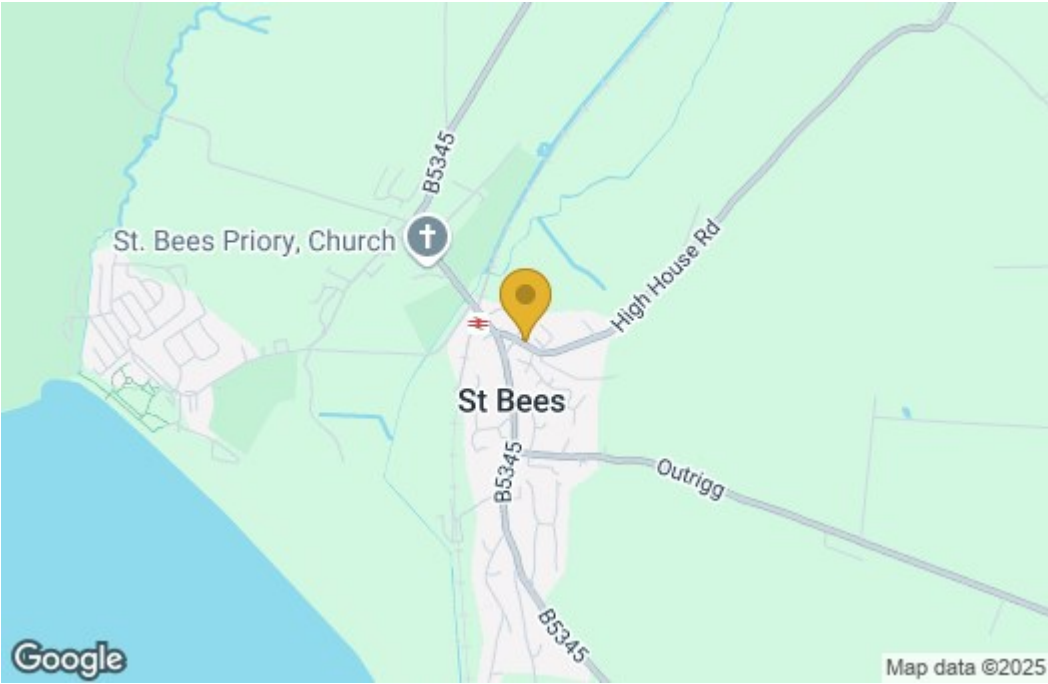
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

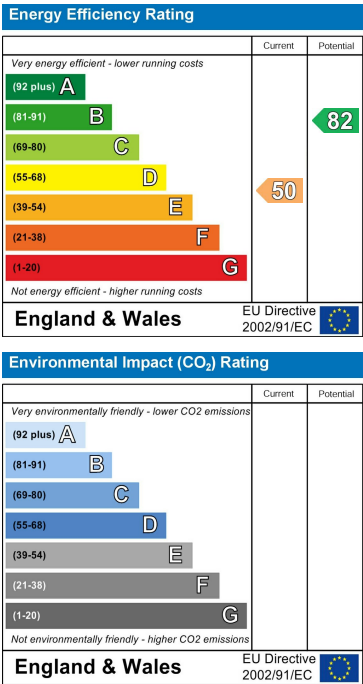
Floor Plan



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.