



Tastefully decorated and well presented throughout

Good size kitchen plus separate utility

Highly sought after seaside village location

Car port, providing off-street parking

Excellent transport links, with the nearby train station

Three generous sized double bedrooms

Large outbuilding/workshop

Walking distance to the beach

Close to local amenities

Four-piece bathroom suite with spa bath

This charming property is located in the highly sought after, picturesque village of St Bees. The attractive, long sandy beach of St Bees and its famous clifftops are just a short drive away. The village also has a wide range of amenities, including a post office, pubs, restaurant, railway station and there a well renowned school. The property offers good value for money and would suit a variety of buyers including first-time buyers, couples, and families. Heading inside the property, there is a tastefully decorated lounge, with a modern electric fire and open stairs to the first floor. From the lounge there is access to the good size kitchen, with stylish grey, shaker style wall and base units. The kitchen opens up to a separate utility with space and plumbing for a washing machine. To the first floor, there is a light and airy double bedroom, boasting a four-door mirrored wardrobe and a large, four-piece bathroom with a spa bath. To the second floor, there are a further two double bedrooms both enjoying elevated views across St Bees. The property boasts a large workshop/outbuilding which is ideal to be used as a hobby room, storeroom or as a workshop for perhaps joinery. Internal viewing is highly recommended.

ACCOMMODATION

Lounge

This well presented lounge is accessed by a composite door with stylish, frosted glass panels and a top panel, allowing in natural light. The room has a large, uPVC double glazed window that looks out onto the front of the property. You will notice the pebble effect gas fire, which is set on a granite hearth, with matching granite insert and contrasting, wood surround. The room has a TV point, a radiator and leads through to the kitchen, whilst the stairs lead up to the first-floor landing.

Kitchen

The spacious kitchen has plenty of room for breakfast, or dining table and chair set. Enjoying a cottage feel, the kitchen has a range of wall and base units with a complementary worktop and tile splashback's. There is space for a cooker with an extractor fan in place above. There is a 1.5 stainless steel sink and draining board with mixer tap, set below a uPVC double glazed window. A large radiator provides plenty of warmth and the kitchen leads through to the utility.

Utility

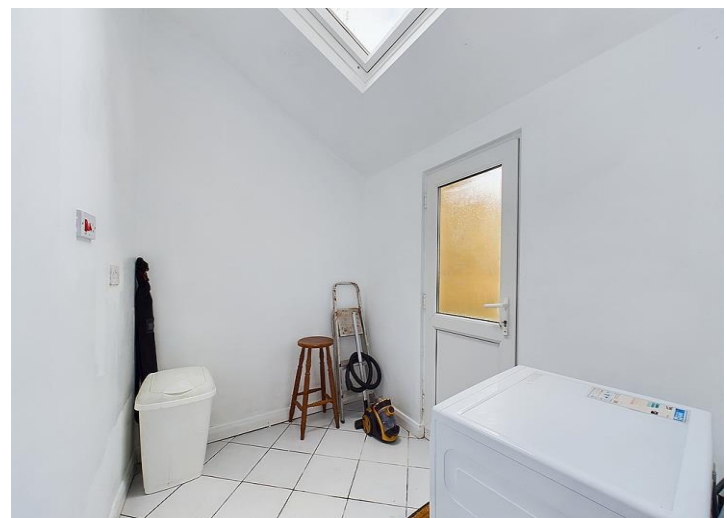
This rather useful room has plumbing for a washing machine and there is a power point which could be used for a fridge freezer if desired. It also makes an excellent storage space. The room has lots of natural light via the Velux window and a half-glazed uPVC door which leads out to the rear yard. The utility room also benefits from tiled flooring.

First-floor landing

The spacious landing has a radiator and provides access to the first bedroom, the large bathroom and the stairs which lead up to the second floor.

Bedroom one

A spacious, double bedroom, boasting a four-door, mirrored, fitted wardrobe which provides fantastic storage. The room has a radiator, and the uPVC double glazed window enjoys a pretty outlook across the village.



Bathroom

This substantial, first floor, four-piece bathroom suite comprises of; a large spa bath with mixer tap and shower attachment, a large, walk-in shower cubicle, with duel mixer heads. The bathroom also has a toilet and pedestal hand wash basin. The walls are fully tiled and the floor benefits from Karndean flooring. There is also a chrome heated towel rail and the bathroom houses the combi boiler. A large uPVC double glazed, frosted glass window provides privacy and plenty of light.

Second floor landing

provides access to bedrooms two and three.

Bedroom two

A second double bedroom, which has a radiator and a uPVC double glazed window, which has a lovely outlook, including a fabulous view of the golf course and towards the sea.

Bedroom three

A third, spacious double bedroom with a built-in cupboard, a radiator and a uPVC double glazed window enjoying an attractive view across the village and onto the countryside beyond.

Exterior

At the rear of the property, there is a useful yard which is enclosed and private. To the side of the property, there is a substantial outbuilding, which is currently split into two sections. One is used as a carport providing off-street parking. From here, and from the front, you can access the main part of the outbuilding, which could be used for a variety of purposes. Currently used as storage, there is plenty of potential, subject to building regulations, to incorporate this into accommodation for the property. It would also make a fantastic workshop, or substantial storeroom and would be ideal for anybody with items such as bikes prams or perhaps seaside items such as kayaks.

TENURE

We have been informed by the vendor that the property is leasehold with no annual charge.

COUNCIL TAX BAND B

EPC TBC



LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may 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.

NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



