



BEACH HOUSE | MAIN STREET | ALLONBY | MARYPORT | CUMBRIA | CA15 6PJ

PRICE £115,000





SUMMARY

Can you hear the beach calling? This deceptively spacious, double-fronted house will make a great holiday home, addition to your property portfolio or place to live out your sea-side dreams. Offered chain free, the accommodation includes a kitchen, a generous living/dining room, a separate utility room, ground floor bathroom and to the first floor there are three bedrooms, plus a handy bijou shower room. With the glorious sandy beach of Allonby just around the corner, this is a fabulous project with great options once completed!

EPC band C

GROUND FLOOR ENTRANCE

A PVC front door leads into kitchen

KITCHEN

Double glazed window to front, fitted with a range of base and wall mounted units with wooden work surfaces, single drainer sink unit, 900mm range cooker with extractor, double radiator, space for fridge freezer, stairs to first floor, opening into living room

LIVING/DINING ROOM

Double glazed window to front, cast iron fire surround and hearth, two radiators, space for table and chairs, door to utility, wood style flooring

UTILITY

Space for washing machine and tumble dryer with work surfaces over, radiator, door to bathroom

BATHROOM

Skylight ceiling window, freestanding bath with shower attachment, separate quadrant shower enclosure with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Radiator, extractor fan

FIRST FLOOR LANDING

Doors to rooms, radiator

BEDROOM 1

Double glazed window to front, built in cupboard housing combi boiler, double radiator

BEDROOM 2

Double glazed window to front, double radiator, access to loft space

BEDROOM 3

Double glazed window to side, radiator

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: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold

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

Fixtures & Fittings: Carpets, 900mm range cooker and extractor

Broadband type & speeds available: Standard 19Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 and Vodafone have service indoors but others have limited signal. All networks have signal outdoors

Planning permission passed in the immediate area: None known

The property is not listed

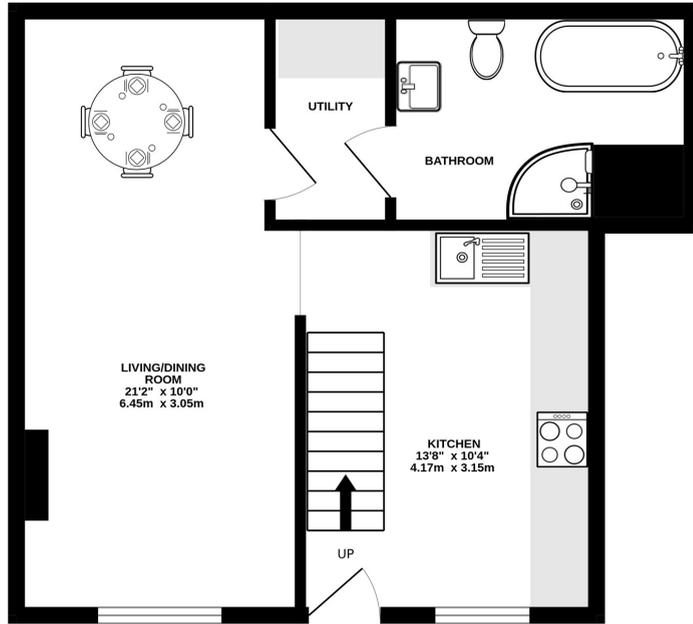
DIRECTIONS

From Cockermouth take the A594 to Maryport, passing through Dearham. At the traffic lights in the town centre turn right onto the A596 heading to Carlisle and once past the school branch left onto the coastal road to Silloth. Follow the road for 3 miles into the village of Allonby and the property will be located on the left hand side just before the bridge.

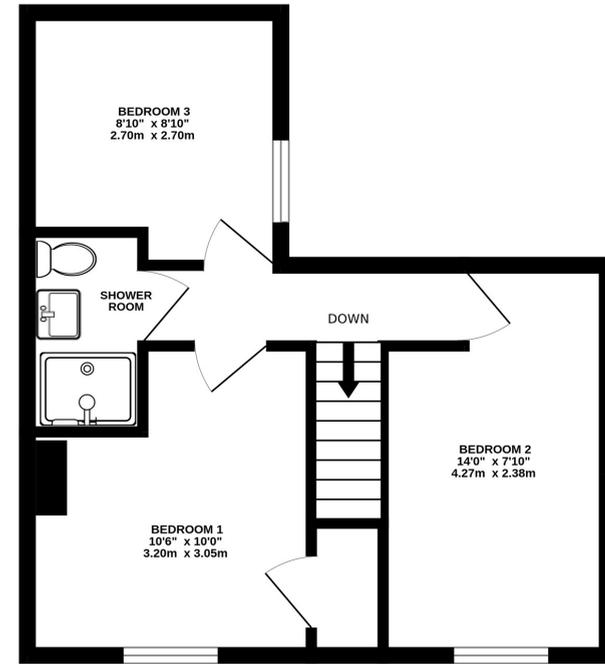




GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			