



Beckside Brewery Street, Allonby, Maryport, CA15 6PF

£245,000

PERFECTLY TUCKED AWAY WITH A DELIGHTFUL VIEW OVER COUNTRYSIDE TO THE LAKE DISTRICT FELS IN THE DISTANCE is this exceptionally spacious three bedroomed detached home.

Offering bags of accommodation, it has been recently refurbished downstairs including the installation of a great kitchen providing practical and modern space - the patio doors open out onto a sheltered courtyard area - perfect for summer barbeques! Along with a great kitchen are two further reception rooms each with a sun room/conservatory off and upstairs there are three bedrooms and a bathroom. All ready to move into with opportunities to decorate and re-fit if required.

Outside areas are easy to maintain, there's good parking and all within easy level walking distance to the shops, pubs, primary school and not to mention the beach!

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

It is understood that the side extension has foundations sufficient enough to take a first floor extension.

The beck to the side has never flooded.

ENTRANCE

The property is accessed via a covered porchway and step leading up to the front and a uPVC door with frosted glazing panel to the centre and the side, leading into

INNER HALLWAY

With stairs to the first floor; cream tiled floor; burglar alarm control panel; coving and useful understairs alcove with louvre fronted cupboard housing gas boiler.

LIVING ROOM



With large window overlooking the front and a fabulous view of the fields and Grassmoor in the distance. Fireplace with granite hearth and matching surround with cream mantelpiece. Television point; coving. Door leading into:

SUNROOM/BEDROOM 4

12'1" x 8'7" (3.69 x 2.64)



With large window overlooking the side with view of fields and the Lake District fells in the distance. Patio doors.

DINING ROOM

9'7" x 8'11" (2.93 x 2.73)



With continuation of hall flooring; wall mounted shelving; coving and sliding patio doors. Double cupboard giving access to the space with shelving and hanging rail.

CONSERVATORY

9'0" x 8'0" (2.76 x 2.45)



With continuation of tile effect flooring. Windows to three sides and clear, tinted, self-cleaning glass roof. Patio door to the rear.

SHOWER ROOM



With shower enclosure, with screen in chrome frame and wall mounted Mira shower and attachments. Small wash basin with chrome mixer tap set into white fronted vanity unit; low level WC; chrome ladder style radiator and fitted around sanitary fittings with white ceramic tiles. Wall mounted shelving, extractor fan, continuation of flooring and frosted window to the rear.

KITCHEN

15'8" (max) x 15'6" (max) (4.79 (max) x 4.73 (max))



The hallway opens up to a fabulous kitchen, unusually triangular in shape. Fitted with a range of base and wall units in wood effect laminate with black laminate worktop over and blue splash back. Includes Prima electric oven and combination oven/microwave, 4-ring hob and extractor fan over; 1 1/2 bowl stainless steel sink with mixer tap; integrated dishwasher, integrated fridge/freezer. Ample space for a dining table, further fridge/freezer etc. White edged spotlights; ceiling mounted rooflight; 2 white vertical radiators and bi-folding doors to the rear. Door leading into:

UTILITY ROOM

6'1" x 4'11" (1.86 x 1.52)



Fitted with a range of units to match those in the kitchen and includes a stainless steel sink, plumbing for a washing machine and space for an additional appliance. Continuation of flooring and uPVC door to the rear.

STAIRS AND LANDING

Staircase with natural wood banister and handrail leads to the first floor landing with window to the side, access into the loft and coving. Airing cupboard with slatted shelving.

BEDROOM 1

11'8" x 11'8" (3.57 x 3.56)



Double room with an aspect to the rear and a glimpse of the sea to the side. Two fitted wardrobes.

BEDROOM 2

11'11" x 10'8" (3.64 x 3.26)



Double room with laminate floor and coving.

BEDROOM 3

9'3" x 7'7" (2.82 x 2.33)



With cupboard with concertina door.

BATHROOM



Fitted with bath with chrome shower over, pedestal wash basin and low level WC. Fully fitted throughout with white ceramic tiles; charcoal grey floor; ladder style radiator and wall-mounted bathroom fittings. Frosted window to the rear.

FRONT EXTERNAL

Off road parking on concrete for one car and additional parking to the side on the gravel. Area of established borders to the front.

REAR AND SIDE EXTERNAL



A gate leads to the front with quick access to the beach. Storeroom to the rear of the house; outside tap. Ample seating space; steps lead down to a further concrete area with raised patio, small border area and additional stone/brick built store

OUTLOOK



From the front of the property is a fabulous outlook over countryside to the Lake District fells in the distance.

DIRECTIONS

From Maryport proceed into Allonby. Just after Twentymans shop and the pub on the right turn right onto the track which splits the green. Proceed down here, through the gap in the houses onto Brewer yStreet and the property is at the end on the left.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band B.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

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.

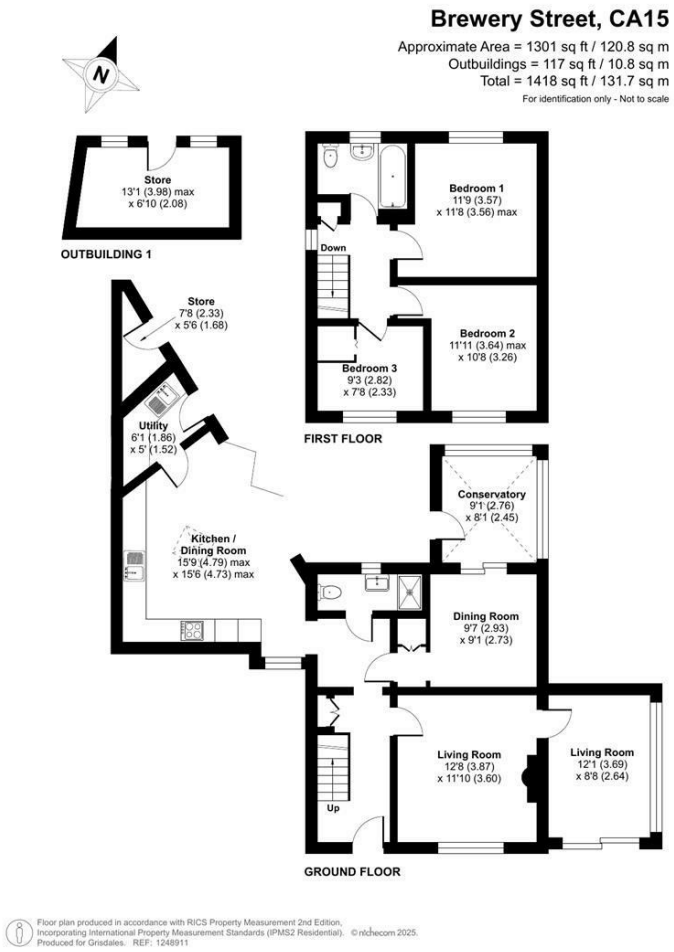
MORTGAGE ADVICE

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.

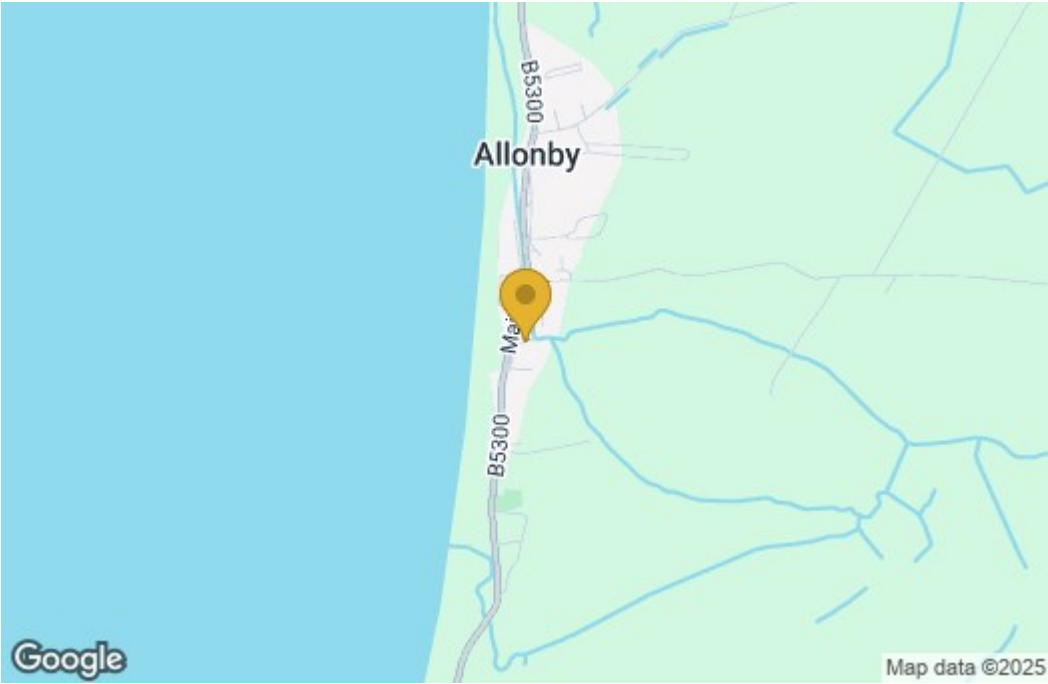
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

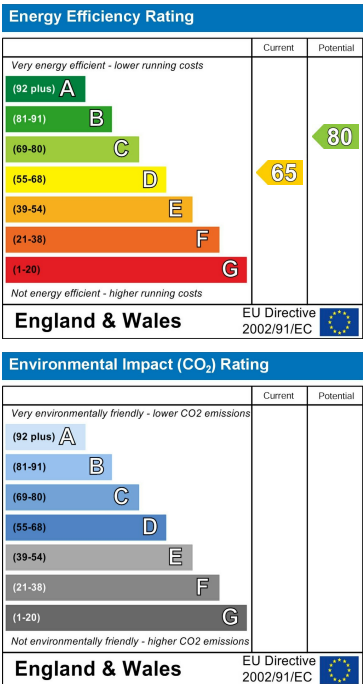
Floor Plan



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.