



2 The Hill, Allonby, CA15 6PT

£167,000

Perfectly located in the charming village of Allonby, this delightful mid-terraced house offers a perfect blend of comfort and convenience. With immediate access to the beach, residents can enjoy the serene coastal lifestyle that this picturesque location provides.

The property boasts a charming and very comfortable sitting room and a small reception room (or study) but the hub of the home has to be the spacious and well fitted breakfast kitchen, ideal for both entertaining guests and enjoying quiet family evenings. Upstairs there are three good sized bedrooms and a well fitted bathroom.

This home is not only spacious but also exudes a warm and welcoming atmosphere, making it an ideal choice for those seeking a peaceful retreat by the sea. The village itself is known for its friendly community and local amenities, ensuring that all your daily needs are within easy reach.

Whether you are looking for a permanent residence or a holiday home, this property presents a wonderful opportunity to embrace coastal living in a delightful setting. Do not miss the chance to make this charming house your new home.

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

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE

The property is accessed via a composite door with coloured frosted glazing. Leads into:

ENTRANCE LOBBY

With coat hooks, inset foot mat and part glazed pine door leading into:

BREAKFAST KITCHEN

17'4" x 12'3" (5.3 x 3.74)



Fitted with a good range of base and wall units in pale green with a beech effect laminate worktop over and white ceramic tiled splashback. The kitchen includes stainless steel sink with mixer tap, integrated electric oven with 4-ring gas hob over and stainless steel extractor fan. Plumbing for washing machine, space for a second appliance and integrated fridge/freezer. Ample space for a dining table.

SITTING ROOM

17'2" (max) x 11'9" (5.25 (max) x 3.59)



A lovely comfortable room with wood burning stove on slate hearth, with timber beam over, 2 ceiling beams, 2 alcoves with wall lighting and television point. Large window overlooking the front.

LOBBY

With stairs to the first floor; upvc door to the rear and understairs cupboard.

STUDY

8'7" x 8'7" (2.64 x 2.63)



With wood effect laminate floor, uPVC window to the rear and cupboard.

CLOAKROOM

7'2" x 3'6" (2.19 x 1.08)



Fitted with low-level WC and wash basin with chrome mixer tap, set into white fronted vanity unit with ceramic tiles around. Wall mounted chrome bathroom fittings; frosted window to the rear. Wall mounted gas boiler.

STAIRS AND LANDING

Dog leg staircase with a window to the side. Velux rooflight at first floor landing. Ceiling beam. Space saving staircase to boarded attic.

BEDROOM 1

16'6" x 11'10" (5.04 x 3.62)



A lovely spacious double room to the front (currently accommodating a super-king bed). Feature fireplace in black with attractive tiled surround set into fireplace. A large sash window overlooks the front.

BEDROOM 2

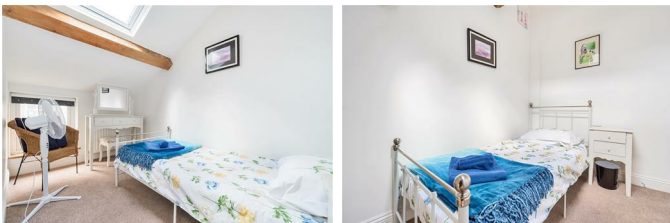
16'6" x 10'9" (5.05 x 3.28)



Spacious double bedroom with an aspect to the front and built in cupboard.

BEDROOM 3

10'8" x 6'1" (3.27 x 1.86)



Spacious single room to the rear with part vaulted ceiling, 2 exposed beams and Velux rooflight. Window to the rear.

BATHROOM

7'6" x 5'7" (2.30 x 1.72)



Fitted with P shaped bath with chrome mixer tap and wall mounted chrome shower attachments with clear screen in chrome frame. Low-level WC and washbasin with chrome mixer tap set into white fronted vanity unit. Fitted throughout with white ceramic tiles. Chrome ladder style radiator. Velux rooflight.

REAR YARD

Enclosed rear yard with sandstone paving.

FRONT GARDEN



Small enclosed area with paving and surrounded by a wall, with space for wheelie bins.

PARKING



Parking is within the area at the front.

LOCATION



The property is located a stones' throw away from the beach.

DIRECTIONS

Proceed into Allonby from Maryport and just before the bridge in the centre of the village (just by the fish and chip shop on the corner) bear left but go straight on keeping the playground on the left and the property can be found just before the end on the left.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is currently rated as a commercial property

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

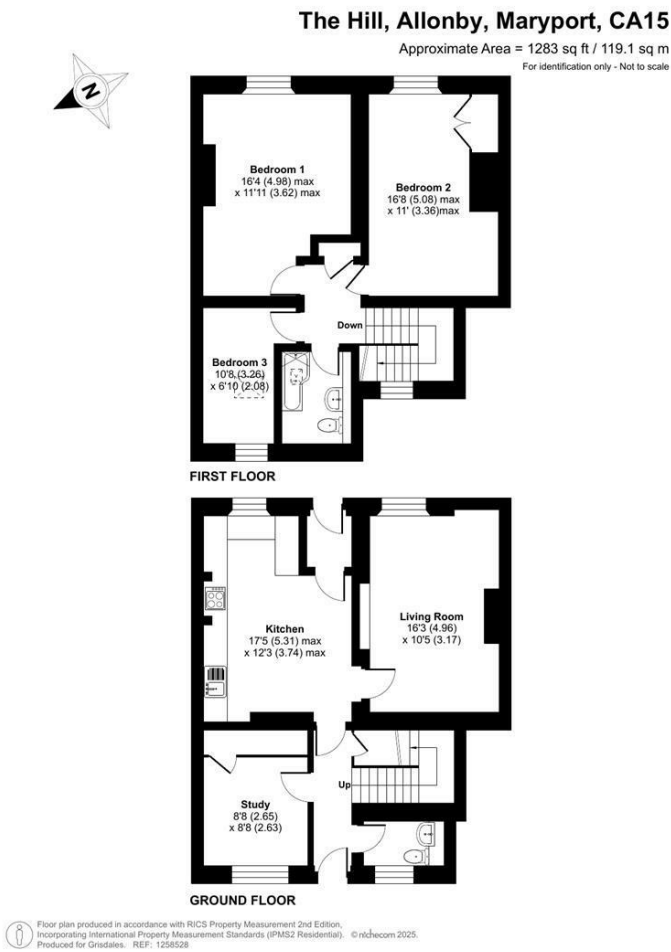
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

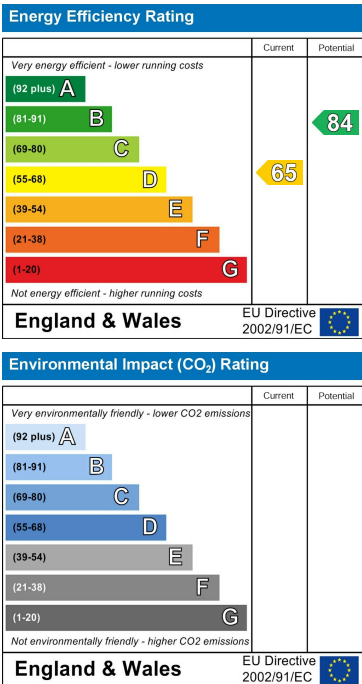
Floor Plan



Area Map



Energy Efficiency Graph



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