



**Picturesque seaside village location**

**Perfect investment, holiday let or rental**

**Set over three floors**

**Just a stones throw from the long sandy shoreline**

**Would be great for a first-time buyer on a budget**

**For sale with no forward chain, ready to go**

If you are looking for an ideal holiday let or rental property then look no further. You may be looking to get on the property ladder then this could be ideal. Set in the picturesque seaside village of Allonby the property is sold with no forward chain, it is just waiting for new owners to take over. The property is just a stones throw from the long sandy beach for which Allonby is so well known for. From the beach you can enjoy delightful views up and down the coastline, across the Solway Firth and towards Scotland. The village has a range of pubs, takeaways and if you visit the village, you simply must have an ice cream. The area is perfect for those who enjoy tranquillity, beautiful views or perhaps a beach walk or bike ride along the promenade. The property is set over three floors and accommodation comprises briefly of a hallway and fitted kitchen to the ground floor. To the first floor there is a lounge and a good size shower room. The bedroom is located on the second floor. Properties at this price in the village are fairly rare so we expect interest to be high. Please contact the office to arrange a viewing.



## ACCOMMODATION

### Hallway

The hallway is accessed via a UPVC door with frosted glass panels. The hallway leads through to the kitchen and there are stairs to the first floor landing.

### Kitchen

The kitchen has a range of wall and base units with a contrasting worktop and cottage style tiled splashbacks. There is a built-in electric oven with a separate gas hob and extractor above. A stainless steel sink with drainer board and mixer is set below a UPVC double glazed window that looks out to the front. There is a breakfast bar, radiator and a useful under stairs storage cupboard. The kitchen also houses the Baxi Combi boiler.

### First floor landing

The landing leads to the lounge, shower room and stairs continue up to the second floor landing.

### Lounge

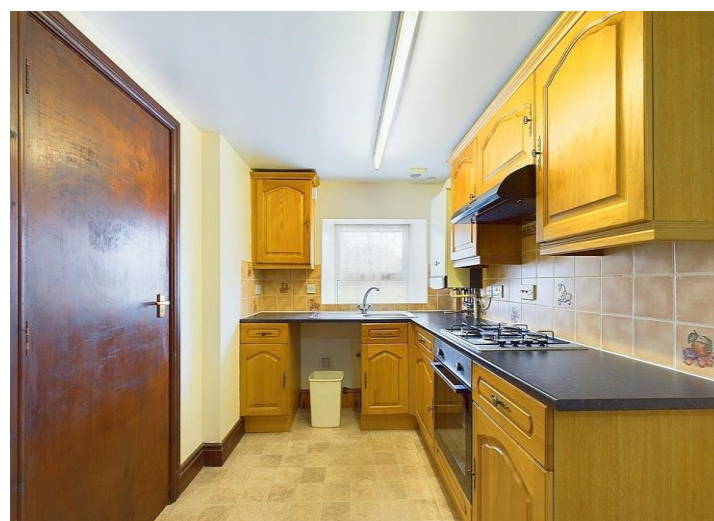
The lounge features a radiator and UPVC double glazed window to the front.

### Shower room

This modern shower room comprises of a shower cubicle with sliding doors, the shower control set on the easy clean PVC surround. There is a WC and pedestal hand wash basin. All the walls have easy clean PVC panels and a radiator provides plenty of warmth. There is an extractor and a frosted window for natural light.

### Second floor landing

There is a large skylight over the stairs which illuminates the second floor landing and also the first floor landing below. The landing benefits from a useful cupboard and leads through to the bedroom.





## Bedroom

A good sized bedroom which features exposed ceiling beams, radiator and a skylight with blackout blind.

## TENURE

We have been informed by the vendor the property is leasehold.

## COUNCIL TAX BAND A

## EPC D

## LOW FEES, LOCAL EXPERTISE

First Choice Move is an award winning, family run, independent estate agent service in Cumbria. We pride ourselves in offering value for money whilst providing the very highest level of service. To make sure your property stands out from the crowd we use the latest technology and marketing techniques. We can produce drone footage, 3D tours, and beautiful, professionally edited photography. We are a small, dedicated team, locally based at Lillyhall and every property has a member of the team there to help you from start to finish. We are well known for our 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 clients. Not only could we save you a fortune, but our clients also love our extended open hours, 7PM during the week and 5PM on Saturdays.



## 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 remortgaging 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.

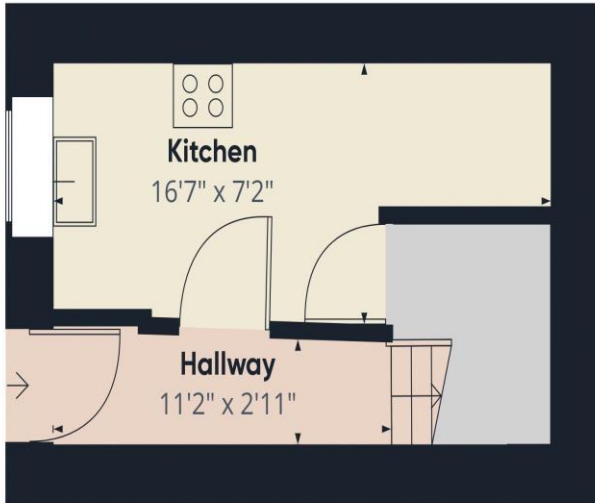
## NOTE

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.





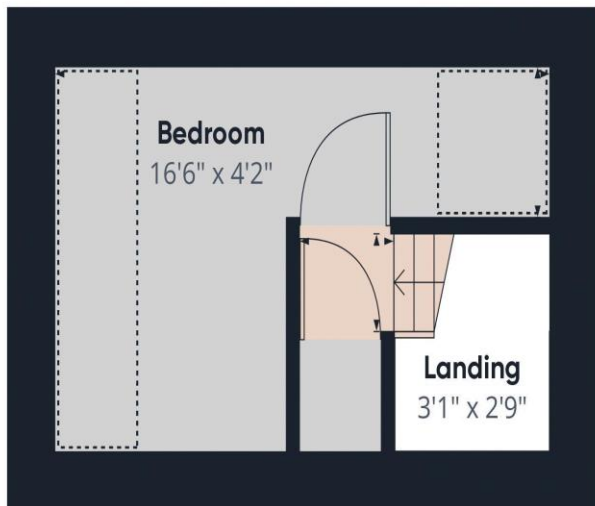




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
485.29 ft<sup>2</sup>

Reduced headroom  
43.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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