

Hopes Auction Company Limited,
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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

FOR SALE OR LET

A DESIRABLE CORNER TERRACED TOWN HOUSE
DIRECTLY OVERLOOKING THE SOLWAY ESTUARY, VILLAGE GREEN AND SCOTTISH
HILLS BEYOND FROM THE CENTRE OF THIS PARTICULARLY ATTRACTIVE COASTAL
VILLAGE BETWEEN SILLOTH AND MARYPORT.

SUNSET HOUSE, ALLONBY, MARYPORT, CA15 6PZ



FOR SALE £210,000 TO LET £500 PCM.

BUILT ABOUT 3 YEARS AGO THIS SPACIOUS 3 STOREY FAMILY HOUSE
HAS THE BENEFIT OF A LAWNED WALLED GARDEN
AND A BEAUTIFUL POSITION.

HALL WITH CLOAKS (WC/WHB) LIVING ROOM, KITCHEN, STUDY/UTILITY
MASTER BEDROOM/EN-SUITE SHOWER ROOM, 2 FURTHER BEDROOMS
LARGE BOXROOM, 3 PIECE BATHROOM
GAS CENTRAL HEATING, UPVC DOUBLE GLAZING.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); J.T Brockbank; J Dixon ; JJ Dixon; IJ Heslop A.I.A (Scot);
RE Jackson; S Robertson F.I.A EST (Scot); B Walton; JT Wilson C.A

D W Bulman F.R.I.C.S.
Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - TELEPHONE 016973 32018

Directions

On the B5300 in the centre of Allonby by the bridge, turn in and park by the children's playground. Sunset House is the corner property in the block fronting the sea, Greens and car parking.

General Description

The attractive accommodation provides;

GROUND FLOOR

Reception Hallway

With balustraded staircase and landing, cupboard underneath.

Cloakroom

WC and wash hand basin.

Kitchen



12'3" x 11' overall. Stainless steel electric oven/gas hob, dishwasher, fridge freezer, gas boiler, tiled floor, 2 windows.

Living Room



14'3" x 12'5"

Open living flame gas fire, double aspects, French doors too garden.

Study/Utility

9'8" x 6'8". Plumbed for washer.

FIRST FLOOR

Landing with continuing staircase. Walk in wardrobe.

Double Aspect Bedroom



14'2" x 12'3"

With **En-Suite** 3 piece shower room

Bedroom

12'3" x 11'1". 2 windows.

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

SECOND FLOOR

Landing with large airing cupboard.

Bedroom

12' x 11'. Vaulted ceiling and 3 Velux roof windows.

Large Box Room

OUTSIDE



Walled lawn garden

SERVICES

All mains services, gas central heating and double glazing.

COUNCIL TAX

Band 'B'

VIEWING

Strictly by appointment through the Agents, Hopes of Wigton, 016973 43641.

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