



## 113 Holborn Hill

Millom, LA18 5BN

Offers In The Region Of £120,000



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*Discover the epitome of comfortable living in this meticulously presented three-storey mid-terrace home, ideally positioned within the heart of convenience. Just a stone's throw away from the vibrant town centre, this charming residence places you within walking distance of an array of local shops, esteemed schools, and the train station, ensuring your daily commute and errand runs are as effortless as they can be.*

As you step inside, you're greeted by a warm and inviting lounge that instantly feels like home—a perfect space for unwinding after a long day or gathering with loved ones. The heart of this residence is undoubtedly its spacious kitchen, which boasts a generous dining area designed for memorable family meals and entertaining guests. Light floods the area, highlighting the thoughtful layout that caters to both culinary enthusiasts and busy family life.

The first floor hosts a well-appointed double bedroom, offering a serene retreat for relaxation. Adjacent, the family bathroom exudes elegance with its attractive roll-top bath, promising a spa-like escape within the comfort of your own home. Ascend to the second floor, where two additional good-sized bedrooms await, versatile enough to adapt to your family's changing needs—be it a nursery, a home office, or a guest room.

Step outside to discover the extensive rear yard area. This outdoor space is a blank canvas ready to transform into your private oasis. Whether you envision a cozy alfresco dining setup, a vibrant garden, or a play area for children, there is ample room to bring your outdoor living dreams to life.

This residence is not just a house; it's a perfect foundation for growing families or a smart stepping stone for first-time buyers eager to lay down roots in a friendly neighbourhood. With its blend of comfort, convenience, and charm, this three-storey mid-terrace home invites you to begin your next chapter in a space designed for making lasting memories.

## Living Room

16'0" x 11'6" (4.894 x 3.523)

## Kitchen

9'8" x 6'5" (2.970 x 1.961)

## Diner

11'9" x 10'11" (3.606 x 3.350)

## Bedroom One

14'4" x 11'8" (4.372 x 3.567)

## Bedroom Two

12'11" x 11'9" (3.953 x 3.596)

## Bedroom Three

13'2" x 11'10" (4.019 x 3.615)

## Bathroom

11'9" x 8'1" (3.598 x 2.481)



- Ideal for a Range of Buyers
  - Close to Amenities
  - Rear Yard
- Gas Central Heating
- EPC D

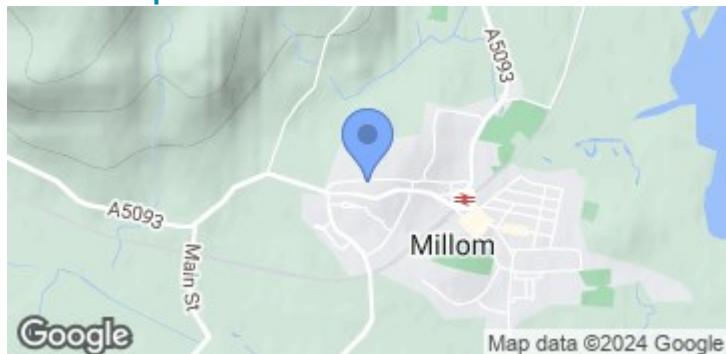
- Popular Location
- Neutral Décor Throughout
  - Double Glazing
  - Council Tax Band - A



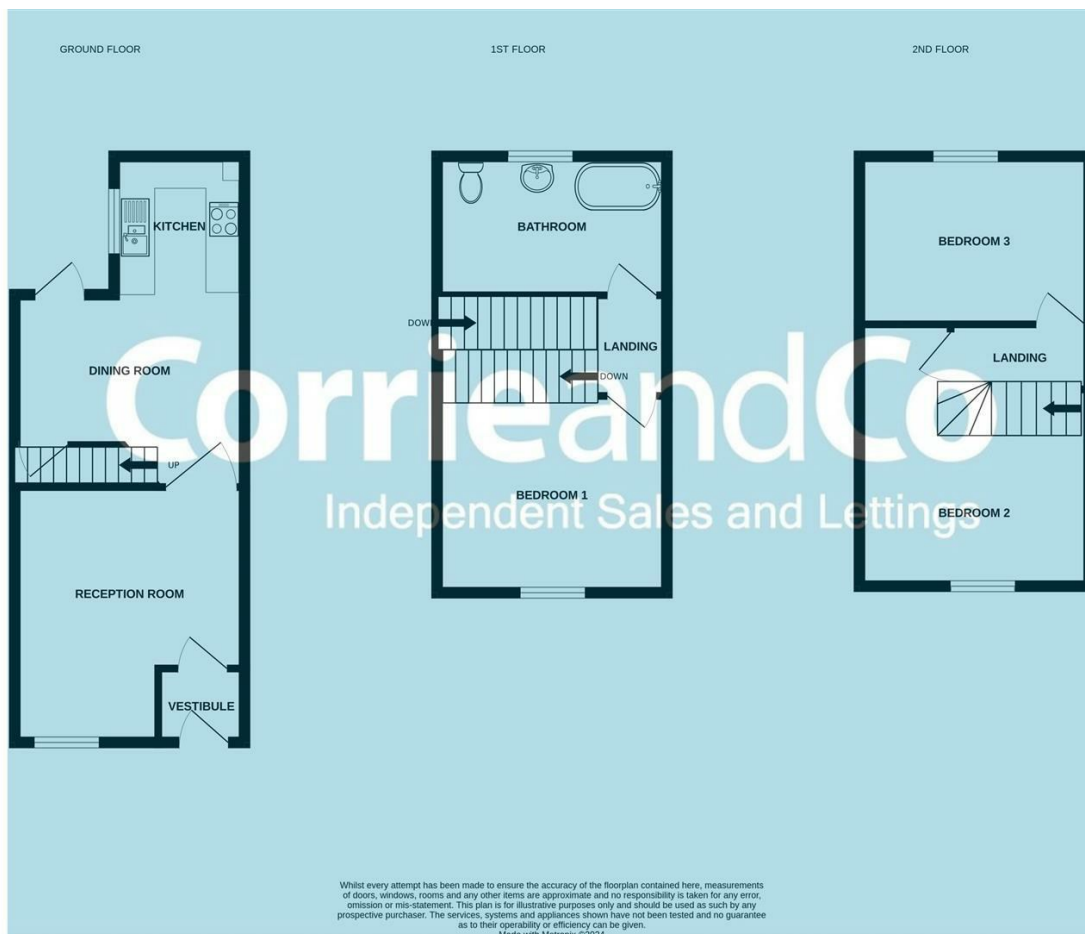
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

