



## 1 Egremont Street

Millom, LA18 4EA

Looking for a new project? Don't miss out on this exciting opportunity to own a former successful 'off licence and sweet shop' in the heart of Millom town centre. This property is in need of some modernization but comes with ample living space behind the main store area.

On the ground floor, you'll find a reception area, dining room, and kitchen at the rear of the property, with separate access from the street. The front section of the property consists of the shop, storage rooms, and a WC. There's plenty of potential to renovate and transform this space into something amazing.

Head upstairs, and you'll discover four bedrooms, a bathroom, and a separate WC.

This property is realistically priced and offers immense scope for those looking to put their stamp on a property. Viewings are highly recommended to fully appreciate the potential of this fantastic opportunity.

**Offers In The Region Of £85,000**

# 1 Egremont Street

Millom, LA18 4EA



- Formally a successful 'Off Licence and Sweet Shop'
- Ground floor WC
- Fantastic Renovation Project
- Town Centre Location
- Ample living space
- Shop and Storage areas
- EPC E
- Four Bedrooms
- Separate access to living area from street.
- Council Tax B

## Reception one

12'2" x 18'0" (3.73 x 5.50)

## Reception two

8'11" x 10'0" (2.73 x 3.05)

## Reception three

11'9" x 10'7" (3.59 x 3.24)

## Boiler room

10'0" x 14'1" (3.05 x 4.31)

## Dining room

10'7" x 11'10" (3.24 x 3.62)

## Kitchen

13'9" x 6'7" (4.21 x 2.03)

## Downstairs Wc

5'7" x 2'5" (1.71 x 0.75)

## Master bedroom

17'5" x 11'9" (5.33 x 3.59)

## Bedroom two

9'9" x 12'11" (2.99 x 3.95)

## Bedroom three

10'2" x 10'6" (3.11 x 3.21)

## Bedroom four

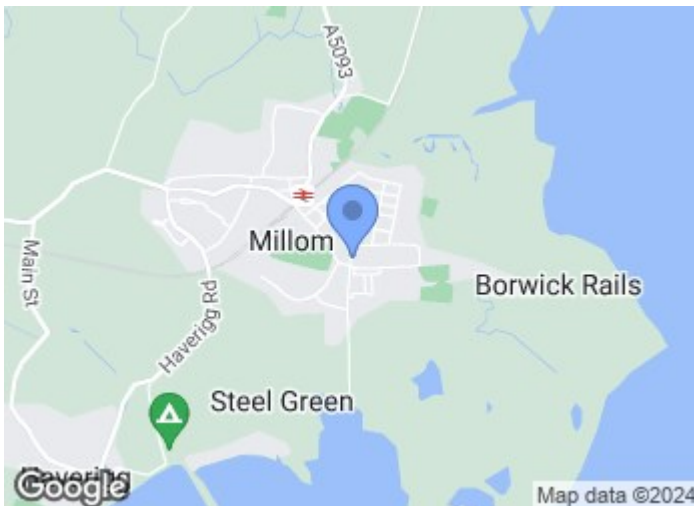
9'11" x 6'11" (3.04 x 2.13)

## Bathroom

8'5" x 5'7" (2.58 x 1.72)

## Wc

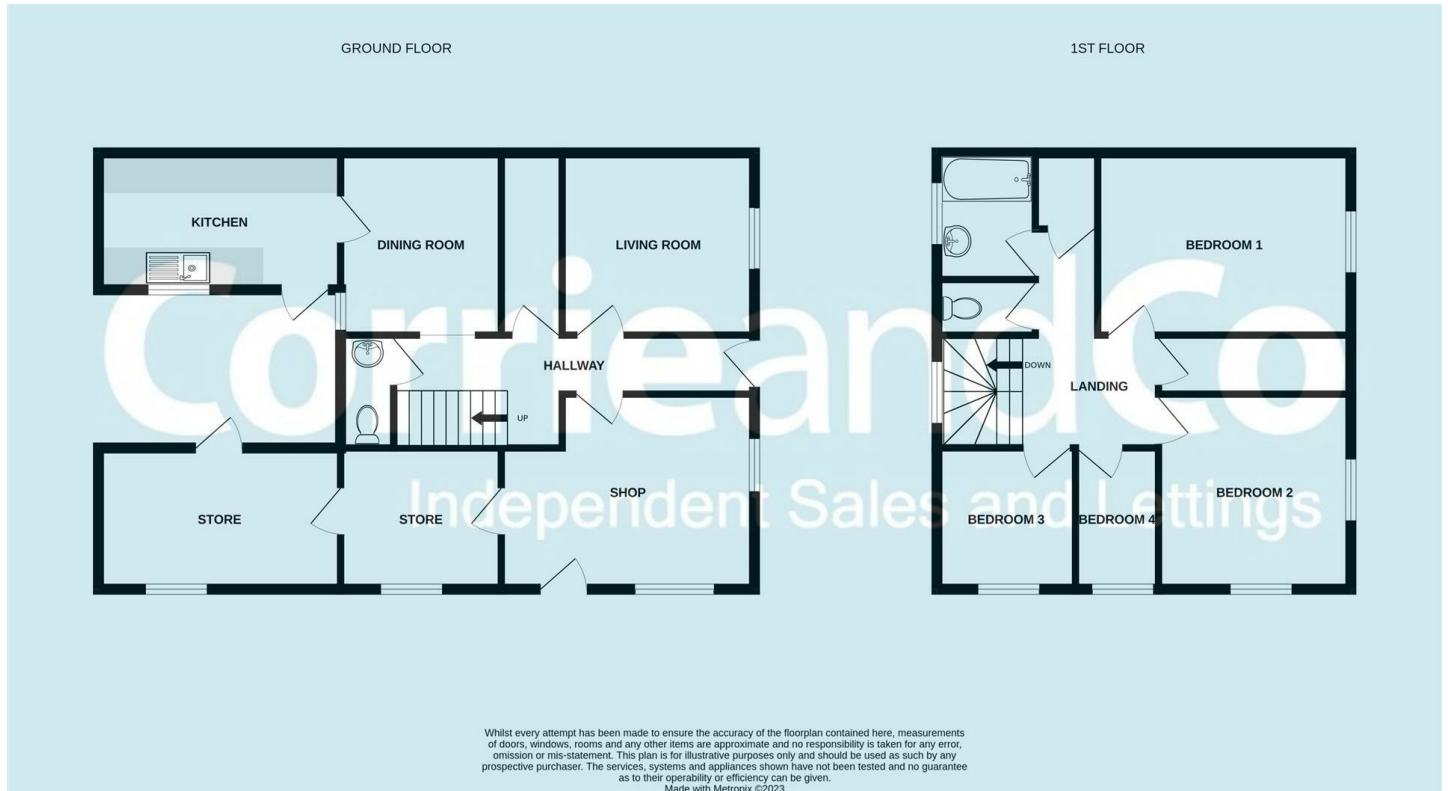
5'6" x 2'10" (1.70 x 0.88)



[Directions](#)



## 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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

