

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 4 Katherine Street

Millom, LA18 4AQ

Offers In The Region Of £115,000



2



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3



E



# 4 Katherine Street

Millom, LA18 4AQ

## Offers In The Region Of £115,000



*This delightful two bedroom with large attic room end terrace property is ideal for first-time buyers or families looking for a home they can personalize. The spacious and versatile layout of this larger-than-average terrace house provides ample room for comfortable living and personal touches. On the ground floor, you'll find a bright and spacious living room, perfect for relaxing with family or entertaining guests, a dining room an ideal space for family meals and gatherings there's also a cozy snug, which can serve as a home office, reading nook, or playroom for children. The first floor features two generously sized bedrooms that offer plenty of space for rest and relaxation. The well-appointed bathroom includes both a bath and a separate shower unit, catering to all your family's needs. Additionally, there is a versatile attic room that can be adapted for various purposes.*

*The property also includes a large garage, offering additional storage space.*

This two-bedroom end-terrace property offers a fantastic opportunity to add your personal touch. As you enter, the hallway leads to both the living room and dining room, each featuring a gas fire and decorated in neutral tones with natural carpets.

The living room flows into a cozy snug area with an electric fire, which can serve various purposes, such as a dining room, utility space, or an extra comfortable living area.

The kitchen provides ample space, with base and wall units, a cream-tiled splashback, wood-effect flooring, a single sink unit with a chrome mixer tap and drainer, and enough room for a fridge/freezer and washing machine.

Upstairs, accessed via the entrance hall, you'll find two bedrooms and a family bathroom. The bathroom is spacious, offering both a separate bath and shower, ideal for family living. Additionally, there is a large attic room with a Velux window.

At the rear of the property, there is a good-sized yard area and a garage.

### Entrance Hall

15'10" x 3'2" (4.839 x 0.983)

### Dining Room

12'9" x 12'0" (3.904 x 3.674)

### Living Room

13'9" x 12'3" (4.210 x 3.735)

### Snug

8'9" x 8'2" (2.676 x 2.508)

### Kitchen

15'8" x 7'5" (4.787 x 2.284)

### Landing

13'9" x 5'3" (4.192 x 1.622)

### Bedroom One

16'1" x 12'3" (4.910 x 3.757)

### Bedroom Two

13'8" x 9'10" (4.189 x 3.020)

### Bathroom

9'5" x 8'7" (2.873 x 2.634)

### Attic Room

17'10" x 16'0" (5.453 x 4.880)

### Garage

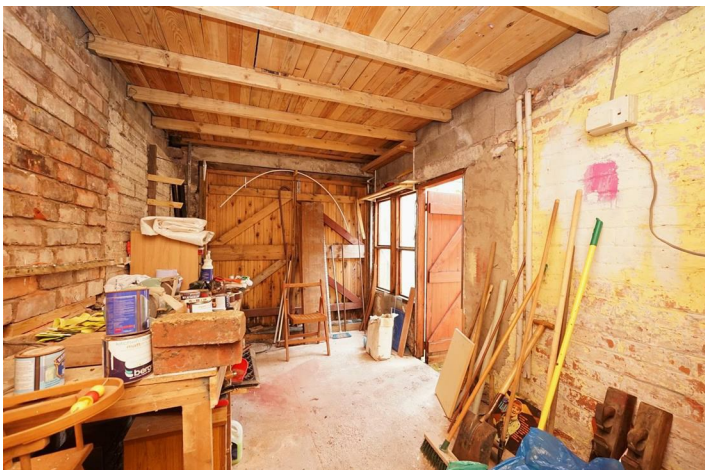
14'11" x 8'2" (4.561 x 2.504)



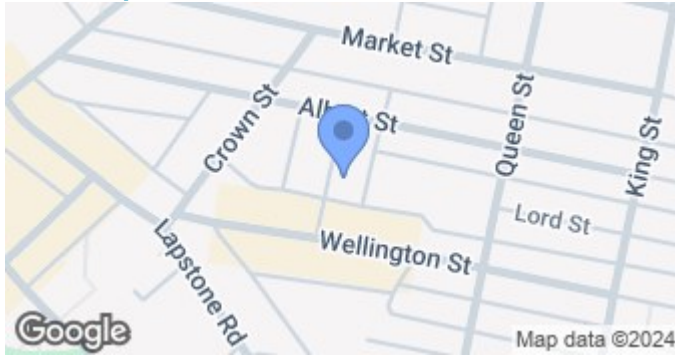


- End Terrace
- Separate Bath and Shower
  - Gas Fire
- Council Tax Band - A

- Two Bedrooms
- Modern Kitchen
  - Garage
  - EPC - E



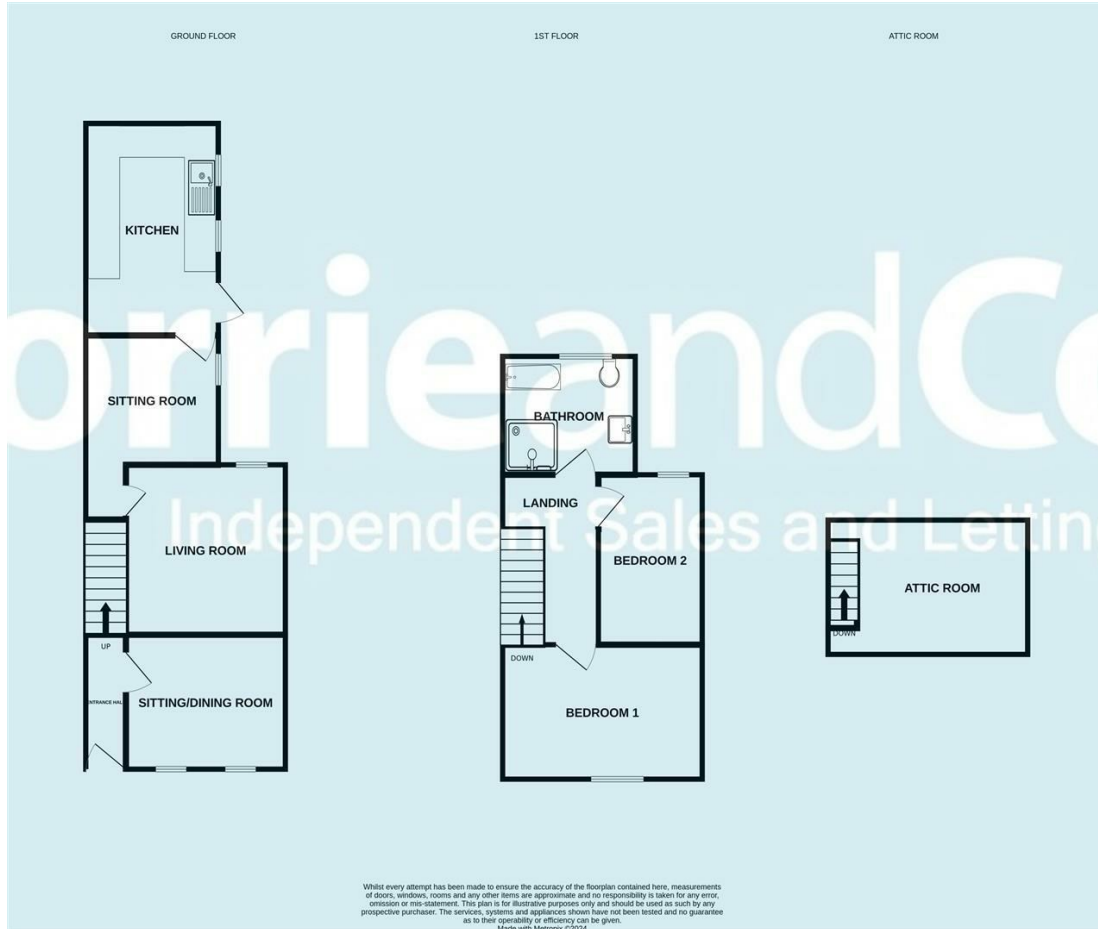
## Road Map



## 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.

