

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 69 Holborn Hill

Millom, LA18 5BL

Offers In The Region Of £120,000



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*A fantastic three-bedroom terraced house situated on the outskirts of Millom town center. This property features two reception rooms, a modern kitchen, three bedrooms, and a family bathroom. Additionally, it boasts a generously sized rear garden. This is a must-see home and is available with no chain!*

As you enter this charming property, you are welcomed into the first reception room, which features a front-facing window that allows plenty of natural light to flood the space. The room is adorned with patterned wallpaper and matching patterned carpets, creating a cozy and inviting atmosphere. Moving further into the home, you'll encounter the staircase centrally positioned, leading up to the first floor, and the second reception room, which continues the theme of patterned wallpaper and carpets, providing a consistent and comfortable feel throughout the main living areas.

The kitchen is a highlight of the property, boasting an excellent range of sleek grey base and wall units, offering ample storage and a modern aesthetic. It is complemented by a stylish tiled splashback and a wood-effect work surface that adds warmth to the space. The patterned tiled-effect flooring enhances the kitchen's contemporary design. A single white sink unit with a mixer tap and inset drainer completes this well-appointed kitchen.

Adjacent to the kitchen, you'll find a convenient utility room that includes a WC and offers enough space for a washing machine and dryer, making household chores a breeze.

Ascending to the first floor, you'll discover two generously sized bedrooms, each providing a comfortable and private retreat. An additional bedroom is located on the second floor, alongside the family bathroom. The bathroom is a well-designed three-piece suite in white, featuring a WC, washbasin, and a freestanding bath. The tiled flooring and walls add a touch of elegance and ensure easy maintenance.

To the rear of the property, there is a spacious garden, perfect for outdoor activities and relaxation. The garden includes both a patio area, ideal for al fresco dining and entertaining, and a lawn area, providing ample space for gardening or simply enjoying the outdoors.

## Reception One

9'6" x 11'4" (2.917 x 3.467)

## Reception Two

12'3" x 11'3" (3.751 x 3.447)

## Kitchen

10'7" x 12'8" (3.241 x 3.881)

## Bedroom One

9'11" x 11'1" (3.036 x 3.384)

## Bedroom Two

10'10" x 9'6" (3.309 x 2.917)

## Bedroom Three

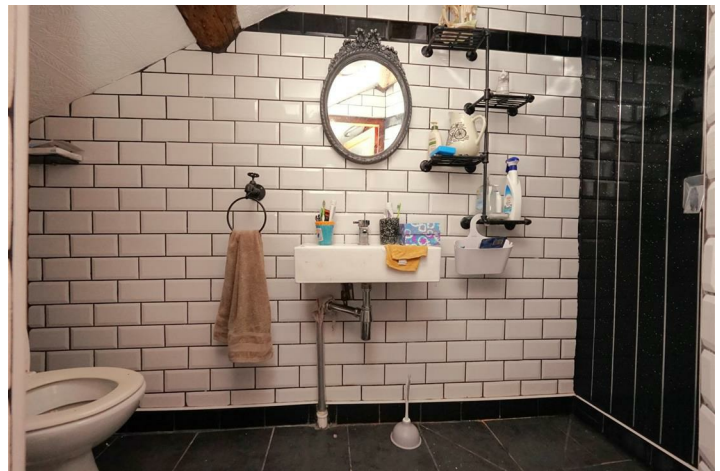
9'1" x 11'1" (2.792 x 3.382)

## Bathroom

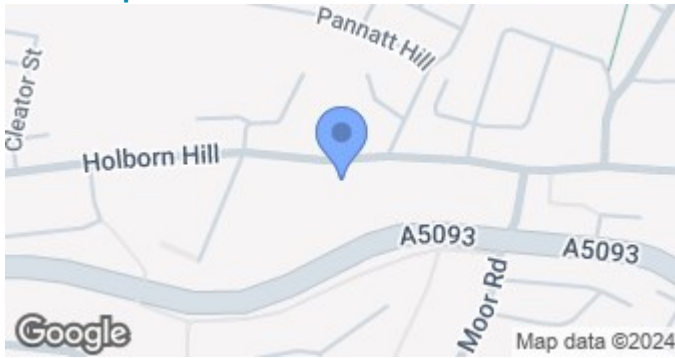
6'0" x 10'9" (1.847 x 3.301)



- Three bedroom
- Good size garden
  - No chain
- Council tax band A
- Modern Kitchen
- Close to Town Centre
  - EPC D



## Road Map



## Terrain Map



## Floor Plan



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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.

