

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 26 Newton Street

Millom, LA18 4DR

Offers In The Region Of £77,000



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# 26 Newton Street

Millom, LA18 4DR

## Offers In The Region Of £77,000



*This terraced property is perfectly positioned in the heart of Millom, offering convenient access to local amenities, transport links, and schools. The home features two generously sized reception rooms, a modern fitted kitchen and a contemporary bathroom.*

*Upstairs, the property benefits from two large double bedrooms, both offering plenty of space for storage and personalisation.*

*This property presents an excellent opportunity for first-time buyers looking to get onto the property ladder or for investors seeking a solid investment in a sought-after location..*

As you approach the property, you enter through a white UPVC double-glazed door into a small vestibule, leading into the first reception room. Currently used as a toy room, this space offers versatility and could easily serve as a dining room or home office.

The second reception room features stylish grey décor and wooden flooring, with a large window overlooking the rear yard that floods the room with natural light.

The kitchen is generously sized, boasting a good range of black gloss base and wall units, tile-effect flooring, and a large window facing the yard. It includes a single sink with a mixer tap, a fitted electric oven with a gas hob, and a breakfast bar that seats up to three people.

The bathroom is fitted with a modern three-piece white suite, consisting of a WC, hand basin, and a curved bath with an overhead shower attachment. Grey cladding adorns the walls, complemented by grey tiled flooring.

Upstairs, you'll find two spacious double bedrooms, both newly fitted with grey carpets and featuring modern décor.

Outside, the property benefits from a long rear yard with a wooden gate providing access to the back street.

Disclosure - The owner of this property is a member of staff at Corrie and Co.

### Vestible

3'2" x 2'11" (0.986 x 0.909)

### Reception one

10'0" x 11'7" (3.057 x 3.544)

### Reception two

14'1" x 11'6" (4.293 x 3.518)

### Kitchen

15'7" x 6'2" (4.752 x 1.894)

### Bathroom

5'9" x 6'0" (1.777 x 1.831)

### Bedroom one

9'11" x 11'8" (3.036 x 3.557)

### Bedroom two

11'7" x 11'1" (3.546 x 3.393)



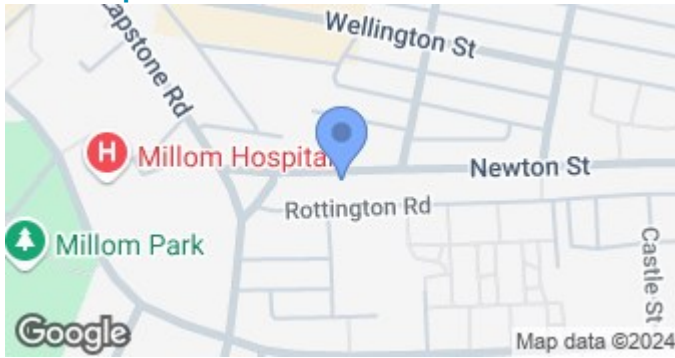
- Modern decor
- Downstairs Bathroom
- Central Heating
- EPC C

- Two large double bedrooms
- Double Glazed windows
- Ideal for first time buyers or investors
- Council Tax Band A





## Road Map



## Terrain Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 12/2024

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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		69	84