



## 10 The Green

Kirksanton, Millom, LA18 4NZ

Offers In The Region Of £210,000



3



1



2



C



# 10 The Green

Kirksanton, Millom, LA18 4NZ

## Offers In The Region Of £210,000



*Nestled in the tranquil village of Kirksanton, on the edge of the stunning Lake District National Park and just a short stroll from a quiet, unspoiled beach, this charming three-bedroom terraced home offers a peaceful escape from the rush of everyday life. Perfect for those seeking serenity and natural beauty, it's an ideal choice for a permanent residence or a relaxing retreat.*

*The property also boasts the added advantages of off-road parking, a garage, and both front and rear gardens, and the present owners are getting new windows and patio doors before the sale completes!*

As you arrive at this charming three-bedroom terraced home, you're welcomed by a driveway providing off-road parking for two vehicles, along with an attached garage offering additional parking or useful storage space. The front garden is adorned with a variety of plants and shrubs, creating an inviting first impression.

Step inside through a handy porch—ideal for coats and shoes—leading into a spacious entrance hall where stairs rise to the first floor. From here, you'll find the generously sized living room, filled with natural light thanks to patio doors that open out to the rear garden. This welcoming space features a cosy wood burner, cream walls, and red fitted carpets, creating a warm and homely feel.

The living room flows into a large open-plan kitchen/diner, fitted with a stylish range of white gloss wall and base units, complemented by a sleek black work surface. The kitchen includes a single sink unit with mixer tap and inset drainer, an integrated electric hob, and a electric oven. There's ample space for a large dining table, making it perfect for family meals or entertaining guests. A door from the kitchen leads out to the rear of the property, and there is also access to a practical rear porch.

Upstairs, you'll find three generous double bedrooms and a well-appointed family bathroom. The bathroom is fitted with a modern four-piece suite in white, including a WC, wash basin, bath, and a separate shower cubicle, complete with tiled splashbacks and painted walls.

To the rear, the garden is mainly laid to lawn and enjoys lovely open views across the countryside—an ideal spot for relaxing or enjoying time outdoors.

### Porch

9'10" x 4'2" (2.998 x 1.285)

### Entrance Hall

12'5" x 8'7" (3.808 x 2.622)

### Living Room

20'4" x 12'5" (6.206 x 3.809)

### Kitchen-Diner

19'11" x 8'8" (6.083 x 2.665)

### Rear Porch

4'11" x 2'11" (1.504 x 0.899)

### Landing

7'10" x 6'0" (2.405 x 1.847)

### Bedroom One

14'3" x 8'9" (4.366 x 2.682)

### Bedroom Two

16'5" x 9'2" (5.029 x 2.804)

### Bedroom Three

12'6" x 12'5" (3.814 x 3.805)

### Family Bathroom

9'1" x 8'8" (2.792 x 2.645)

### Garage

17'0" x 10'11" (5.196 x 3.346)



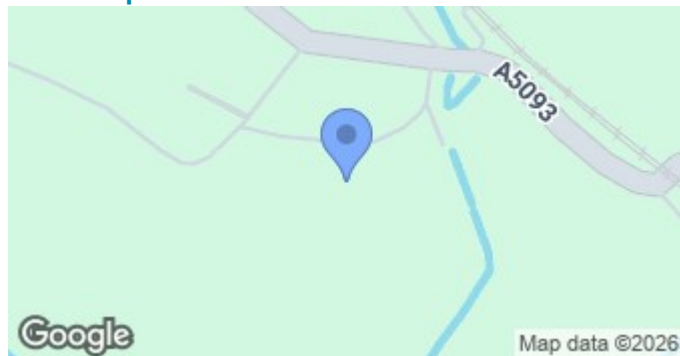


- Quiet Village location
- Three Bedrooms
  - Garage
  - Council Tax Band C
- New window and patio doors before sale

- End of the Lake District National Park
- Gardens front and rear
- Off road parking
- EPC C



Road Map



Terrain Map



Floor Plan

**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 whether buying or selling.**

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

