



## 22 Kingsland Road

Millom, LA18 5BP

Offers In The Region Of £165,000



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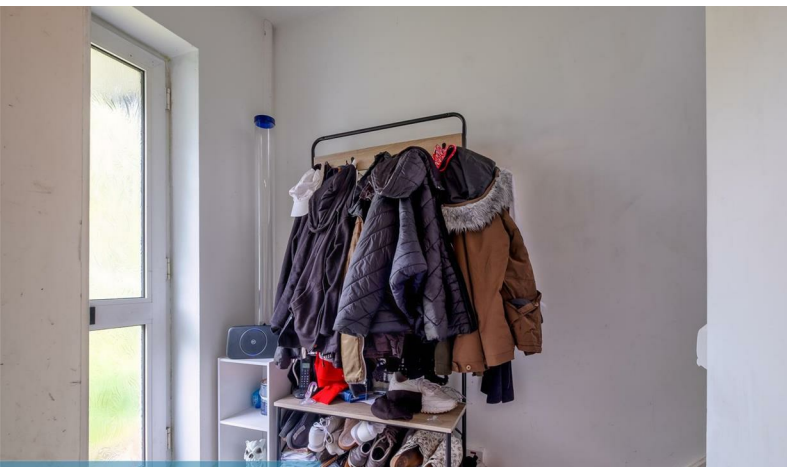
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# 22 Kingsland Road

Millom, LA18 5BP

## Offers In The Region Of £165,000



*This lovely two-bedroom semi-detached home is ideally located just outside Millom town centre, nestled in a peaceful residential area. Perfect for those seeking a tranquil setting while still being close to local amenities, this property offers both comfort and convenience.*

*The home features a spacious and airy lounge, ideal for relaxation and entertaining. A well-sized utility room adds to the practicality of the space. To the front, a pleasant garden provides curb appeal, while the rear boasts a patio garden, perfect for outdoor dining or simply enjoying the fresh air.*

*The master bedroom is generously sized, providing a relaxing retreat with ample space for furnishings. The second bedroom is also well proportioned, making it versatile for a variety of uses.*

*This home offers a perfect balance of space, light, and a peaceful location—ideal for anyone looking to settle into a quiet, comfortable environment.*

As you enter the property, you are welcomed by a lawned front garden, featuring mature bushes and shrubs that enhance the home's curb appeal. From the front garden, you step into the entrance hall, which leads into the light and airy lounge. The lounge is a cozy space, complete with an electric, wall-mounted fire, creating a warm and inviting atmosphere.

An archway from the lounge leads you to the kitchen, where you'll find ample white base units and plenty of space for a dining table, making it an ideal space for family meals or entertaining. Adjacent to the kitchen is the utility room, providing additional storage and practical space, with direct access to the rear patio garden—perfect for outdoor living and entertaining.

The staircase from the entrance hall takes you to the first floor, where you will find the larger-than-average master bedroom. This spacious room features built-in storage cupboards, offering plenty of space for your belongings and creating a relaxing retreat. The second bedroom is also generously sized and benefits from its own storage cupboard. A family bathroom completes the first floor, providing a practical and well-appointed space.

To the front of the property, a lovely lawned garden with mature shrubs adds to the appeal of the home, while the rear patio garden offers a private, low-maintenance outdoor space to enjoy during the warmer months.

With its spacious rooms, practical layout, and quiet location, this two-bedroom home is a fantastic opportunity for anyone seeking comfort, convenience, and a peaceful setting.

### Lounge

13'7" x 12'3" (4.15 x 3.75)

### Kitchen

10'4" x 15'7" (3.16 x 4.77)

### Porch

4'9" x 9'1" (1.45 x 2.77)

### Landing

8'7" x 6'3" (2.63 x 1.93)

### Bedroom one

15'6" x 12'9" (4.73 x 3.89)

### Bedroom two

9'4" x 8'10" (2.87 x 2.70)

### Bathroom

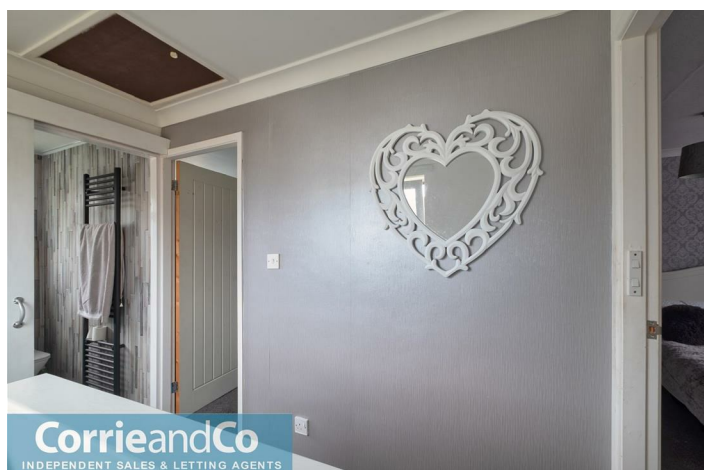
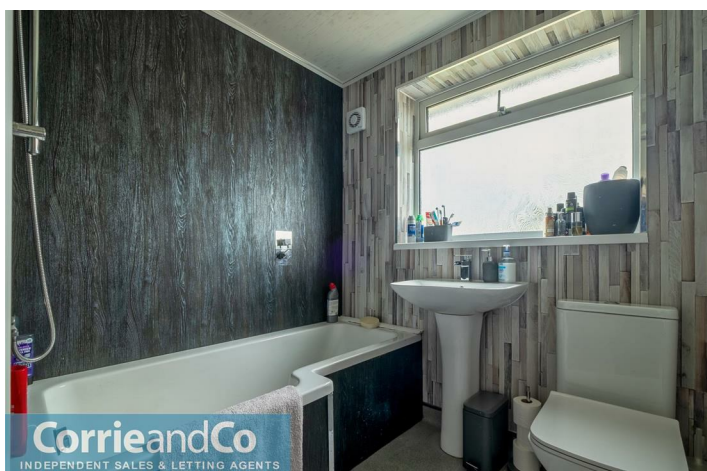
6'3" x 5'6" (1.92 x 1.70)





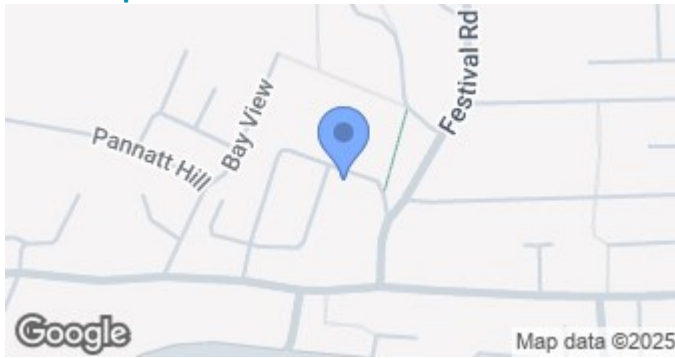
- Large Master Bedroom
- Council Tax B

- Patio Garden
- EPC C





## 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.

