



## 24 Newton Street

Millom, LA18 4DR

Offers In The Region Of £75,000



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# 24 Newton Street

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## Offers In The Region Of £75,000



*This larger than average two bedroom 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, a downstairs shower room and upstairs bathroom, as well as two double bedrooms.*

*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're welcomed by a white UPVC front door. Step inside to the lounge, where natural tones and wooden flooring create a warm atmosphere, complemented by an electric fireplace on the wall. An archway leads you to the stairs ascending to the first floor, and adjacent to the lounge is a second reception room, currently used as a dining room, also boasting natural decor and wooden floors.

Moving through, you'll find a convenient downstairs shower room featuring a three-piece suite in white, including a WC, wash basin, and a separate shower cubicle. The kitchen is fitted with a stylish range of grey base and wall units, topped with a white work surface and white tiled splashback. It also includes an integrated oven, grill, and hob, with ample space for a fridge/freezer.

Upstairs, there are two well-sized double bedrooms, both with fitted carpets. The family bathroom offers a relaxing four-piece suite, including a WC, wash basin, bath, and separate shower cubicle, with tasteful tiling covering the walls.

At the rear of the property, a small yard provides access via a gate to the back street.

### Lounge

13'5" x 10'1" (4.10 x 3.08)

### Dining Room

13'5" x 11'4" (4.11 x 3.46)

### Downstairs Shower room

3'7" x 6'5" (1.10 x 1.96)

### Kitchen

20'5" x 6'7" (6.24 x 2.03)

### Bedroom one

13'8" x 10'2" (4.17 x 3.11)

### Bedroom two

13'8" x 11'5" (4.18 x 3.49)

### Bathroom

15'0" x 6'4" (4.58 x 1.94)





- Two reception rooms
- Downstairs shower room
- Two double bedrooms
- Council tax band A
- Large modern kitchen
- Upstairs bathroom
- Close to the town centre
- EPC F



## Road Map



## Terrain Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

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