# CorrieandCo INDEPENDENT SALES & LETTING AGENTS



# **24 Newton Street**

Millom, LA18 4DR

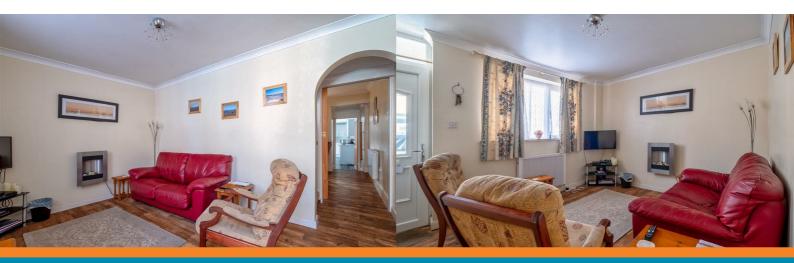
Offers In The Region Of £75,000  $\bigcirc$  2  $\bigcirc$  2  $\bigcirc$  2  $\bigcirc$  F











# **24 Newton Street**

Millom, LA18 4DR

# 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, aswell 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













Floor Plan



White every attempt has been made to ensure the accuracy of the flooplan contained here, measuremented of doors, windows, rotens and any other flens are approximate and no responsibility is taken for any errors, orinspon or mis-statement. This plan is for fluorable purposes only and should be used as such by any prospective purchaser. The service, systems and applicances shown have been restend and no guarantee as to their operatellity or efficiency can be given.

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