



70 Queens Park

Millom, LA18 5EB

Offers Around £120,000



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A charming two-bedroom semi-detached home situated on a peaceful cul-de-sac in Queen Park, just a short walk from the town centre and train station.

Ideal for first-time buyers or as a family home, this property offers a spacious lounge, a generously sized kitchen, two double bedrooms, a family bathroom, and a separate WC. Outside, you'll find both front and rear gardens—perfect for relaxing or entertaining.

This well-located home combines comfort and convenience in a quiet residential setting.

As you approach this charming semi-detached property, you are immediately welcomed by a generously sized front garden, primarily laid to lawn, offering both curb appeal and a pleasant green space. A central pathway guides you to the front entrance, creating a symmetrical and inviting arrival point.

Stepping inside, you are greeted by a spacious entrance hallway that offers an ideal area for the storage of shoes, coats, and other everyday essentials. This practical and well-proportioned space sets the tone for the rest of the home.

From the hallway, you will find the main living room—a bright and airy space that benefits from large windows at both the front and rear, allowing an abundance of natural light to flow through the room throughout the day. This welcoming area features a gas fireplace with a decorative surround, enhanced by wooden flooring and neutral décor, providing a versatile backdrop for a variety of interior styles.

Continuing on the ground floor, the kitchen is a practical and functional space that offers a good range of base and wall-mounted units, providing ample storage for all your culinary needs. The kitchen is equipped with a single sink unit complete with a mixer tap and drainer, and there is sufficient room to accommodate essential appliances such as a cooker, washing machine, and fridge/freezer.

Additionally, the kitchen has space for a dining table, making it perfect for casual meals and family gatherings. The natural decor continues here, and with two rear-facing windows plus an external door leading to the garden, the space remains light and well-ventilated throughout the day.

Ascending the stairs from the hallway to the first floor, you will find two generously sized double bedrooms, both presented in neutral tones with fitted carpets, offering a warm and comfortable ambiance.

The family bathroom is located on this floor and features a white suite including a wash basin and a bathtub with an overhead shower attachment—ideal for both quick showers and relaxing baths. A separate WC is conveniently situated next to the bathroom, offering added practicality for busy households.

To the rear of the property lies a substantial private garden, offering a fantastic outdoor space for children to play, gardening enthusiasts to enjoy, or for simply relaxing on a warm day. Whether you're looking to entertain guests or enjoy peaceful solitude, this garden provides a blank canvas for a range of outdoor lifestyles.

Entrance Hall

7'5" x 5'9" (2.267 x 1.773)

Living Room

17'6" x 12'1" (5.337 x 3.686)

Kitchen-Diner

11'3" x 11'0" (3.454 x 3.364)

Landing

5'9" x 5'6" (1.769 x 1.679)

Bedroom One

12'1" x 11'3" (3.697 x 3.441)

Bedroom Two

11'1" x 11'0" (3.399 x 3.376)

Bathroom

5'11" x 5'10" (1.806 x 1.786)

First Floor WC

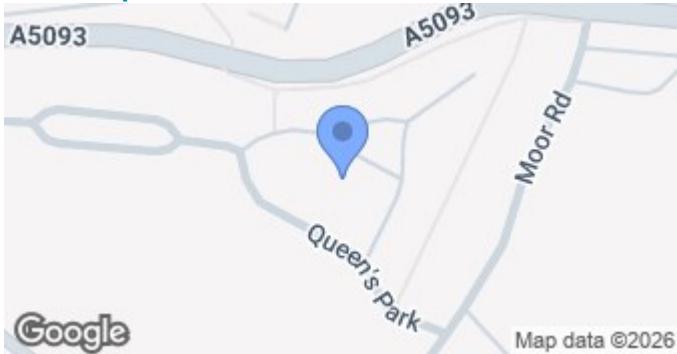
4'9" x 2'9" (1.453 x 0.846)



- Front and rear gardens
- Large kitchen
- EPC D
- Two double bedrooms
- Gas central heating
- Council Tax Band A



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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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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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			