



8 Main Street

Bootle, Millom, LA19 5TQ

Offers In The Region Of £80,000



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A two-bedroom terraced property featuring a generously sized, well-maintained rear garden. While some renovation is needed to modernise the interior, the home offers great potential. Situated in the peaceful village of Bootle on the edge of the Lake District National Park, the location offers easy access to local amenities including a post office, shop, school, and café. The nearby beach is just a short drive away, making this an ideal setting for countryside and coastal living.

As you enter the property, you're welcomed by a cozy living room featuring a front-facing window, a coal fire with surround, neutral décor, and a fitted carpet. Moving through to the kitchen, you'll find a range of base and wall units, a single sink with mixer tap and inset drainer, a freestanding cooker and hob, and space for a fridge/freezer.

Adjacent to the kitchen is a handy utility room, also fitted with base and wall units and space for a washing machine.

To the rear of the property is the family bathroom, fitted with a white three-piece suite including a WC, washbasin, and a bath with overhead shower attachment. The room also features a tiled splashback and a fitted carpet.

Upstairs, there are two spacious double bedrooms, both fully carpeted.

Additionally, there's a boarded loft with a window, offering potential for a variety of uses such as a home office, hobby room, or additional storage.

Outside, to the rear, is a lovely and well-maintained garden with a patio area, a lawn, and a pathway along the side. There is a right of way across the neighbour's garden providing access to the lane.

Lounge

12'7" x 9'4" (3.86 x 2.86)

Kitchen

7'5" x 8'0" (2.28 x 2.46)

Utility

11'11" x 3'10" (3.65 x 1.19)

Bathroom

6'0" x 5'7" (1.83 x 1.72)

Bedroom one

10'6" x 8'10" (3.22 x 2.70)

Bedroom two

7'4" x 8'1" (2.24 x 2.48)



- Village location
- Large well-maintained garden
 - Utility room
- Council tax band A
- Two bedrooms
- Close to the beach
- Downstairs Bathroom
 - EPC G



Road Map



Terrain Map



Floor Plan



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