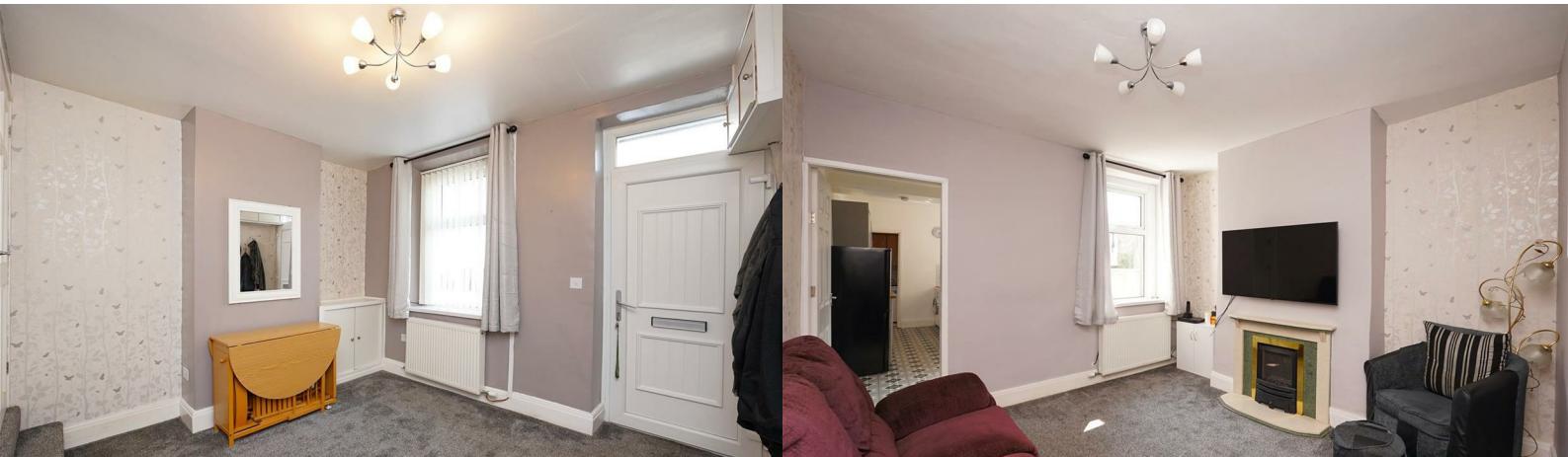




## 4 Lord Street

Millom, LA18 4BL

Offers In The Region Of £75,000



# 4 Lord Street

Millom, LA18 4BL

## Offers In The Region Of £75,000



Ideally located in Millom town centre, this beautifully maintained mid-terrace property offers spacious and versatile living across three levels. The ground floor features a welcoming living room, a separate dining room, a well-equipped kitchen, a utility room, and a convenient ground floor WC.

Upstairs, the first floor comprises two generously sized double bedrooms and a stylish four-piece family bathroom. A versatile attic room on the top floor provides additional space, perfect for use as a home office, or hobby area.

A fantastic opportunity for families, first-time buyers, or anyone seeking a well-located and thoughtfully arranged home.

On approach to this charming property, you are welcomed directly into the dining room/second lounge, where the staircase to the first floor is located. This spacious reception room offers flexibility for modern living.

From here, you enter the main living room, which features a living flame gas fire as a striking focal point—perfect for creating a cosy atmosphere. The kitchen follows, fitted with a modern range of grey base and wall units, complemented by tile-effect flooring for a contemporary finish.

At the end of the kitchen, there is a practical utility room and a ground floor WC. A UPVC door provides access to the enclosed rear yard—ideal for outdoor seating or storage.

The first floor comprises two well-proportioned double bedrooms and a stylish four-piece family bathroom, complete with shower cubicle, WC, wash basin, and bath. A versatile attic room with eaves storage offers additional space, ideal as a home office, guest room, or hobby area.

This well-presented home combines generous space with central town convenience, making it a fantastic opportunity for a variety of buyers.

### Living Room

11'8" x 11'1" (3.559 x 3.403)

### Dining Room

11'8" x 10'0" (3.576 x 3.050)

### Kitchen

17'9" x 6'2" (5.422 x 1.896)

### Ground Floor WC

3'11" x 2'5" (1.204 x 0.738)

### Bedroom One

11'10" x 10'2" (3.627 x 3.101)

### Bedroom Two

9'4" x 8'10" (2.847 x 2.712)

### Bathroom

### Attic Room

11'9" x 10'0" (3.593 x 3.069)



- EPC F
- Two Bedrooms
- Utility Room
- Council Tax A
- Attic Room
- Ground Floor WC



## Road Map

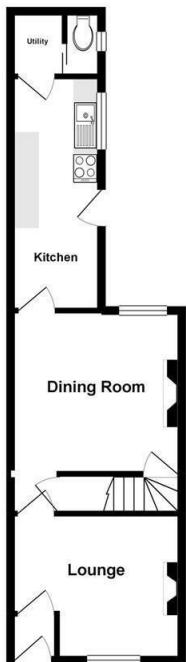


## Terrain Map

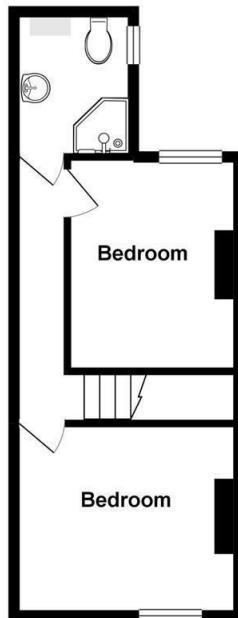


## Floor Plan

Ground Floor



1st Floor



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. No responsibility is accepted in respect of any inaccuracies. Measurements given are approximate.



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	