



## 43 Moor Road

Millom, LA18 5DS

Offers Over £230,000



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This generously sized three-bedroom detached home offers an excellent opportunity for buyers looking to create their ideal living space. While the property is in need of renovation, it sits proudly on a sizeable corner plot, providing significant scope for extension or development, subject to the necessary planning permissions.

Conveniently located close to the town centre, this home benefits from easy access to a range of local amenities including shops, schools, public transport links, and recreational facilities. Whether you're a developer, an investor, or a homeowner looking for a project, this property presents a rare opportunity to add value in a highly desirable location.

Early viewing is recommended to fully appreciate the potential this property has to offer.

Upon entering the property, you're welcomed by a side porch—a generously sized space ideal for storing coats and shoes.

From here, you step into the entrance hall, which leads to a spacious living room. This bright and airy room features a large window that floods the space with natural light. The standout feature is a charming wood burner, complemented by patterned carpet and green-painted walls.

Double doors lead into a separate dining room, which also benefits from two windows, matching carpet, and green walls, creating a cohesive flow between the two spaces.

The kitchen is fitted with green base and wall units, paired with a wood-effect work surface and a brown tiled splashback. It includes a single sink with drainer and tap, as well as a useful breakfast bar area. Adjacent to the kitchen is a convenient utility area for added practicality.

Upstairs, you'll find three well-proportioned bedrooms along with a family bathroom. The bathroom is fitted with a cream three-piece suite comprising a WC, wash basin, and a bath with overhead shower and screen. It is fully tiled in green and finished with a fitted carpet.

Externally, the property offers a driveway providing off-road parking, a garage, and gardens to the front and side—mainly laid to lawn with a variety of trees and shrubs. A brick path leads to the front door and garage. To the rear, there is a private patio area, perfect for outdoor seating or entertaining.

### Porch

10'8" x 5'1" (3.272 x 1.572)

### Entrance hall

10'8" x 6'4" (3.272 x 1.946)

### Living room

13'10" x 11'7" (4.222 x 3.535)

### Dining room

12'2" x 10'6" (3.727 x 3.218)

### Kitchen

13'1" x 7'9" (4.008 x 2.378)

### Utility

8'9" x 5'7" (2.686 x 1.702)

### Landing

10'2" x 7'8" (3.113 x 2.339)

### Bedroom one

14'1" x 10'8" (4.306 x 3.259)

### Bedroom two

11'11" x 10'9" (3.639 x 3.277)

### Bedroom three

8'8" x 7'4" (2.644 x 2.259)

### Bathroom

7'5" x 6'9" (2.276 x 2.072)

### Garage

15'9" x 8'10" (4.819 x 2.717)



- Detached home
- Gardens & garage
- Needs renovation
- Council tax band C
- Three bedroom
- Good size plot
- EPC E
- Off road parking



## Road Map



## Terrain Map



## Floor Plan



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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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |