



## 29 Settle Street

Millom, LA18 5AR

Offers In The Region Of £135,000



# 29 Settle Street

Millom, LA18 5AR

## Offers In The Region Of £135,000



A opportunity to purchase this three-bedroom terraced property, ideally located close to Millom town centre. The home benefits from a separate large garden and a double garage to the rear. Although the property requires some modernisation throughout, it offers generous living space including an open-plan living/dining area, a fitted kitchen, and a downstairs bathroom. Upstairs, there are three bedrooms and a separate shower room. An excellent opportunity for buyers looking to create a home to their own taste in a convenient location.

Upon approach, a white front door opens into a hallway providing access to the lounge and the staircase to the first floor.

The living room/dining room is open plan, featuring an open archway dividing the space. One end benefits from an electric fire and the other a gas fire, with windows at both ends allowing plenty of natural light. The room is finished with cream wallpaper and a brown fitted carpet.

The kitchen is fitted with wooden-style base and wall units with a white work surface. There is a single sink unit with an inset drainer and space for a freestanding fridge/freezer, cooker, and washing machine. The kitchen has a tiled splashback with wallpaper to the remaining walls. At the end of the kitchen is a convenient downstairs bathroom comprising a WC, wash basin, and bath in cream, with a shower attachment.

Upstairs, there are three bedrooms and a shower room comprising a WC, wash basin, and shower cubicle in cream, with half-tiled walls serving as a splashback.

From the kitchen, there is access to a useful rear porch leading out to the rear yard. This is a good-sized space with an outbuilding, ideal for storage. A gate from the yard leads across the rear street to a separate large garage with electricity, an up-and-over door, and a generous garden.

### Entrance hall

15'5" x 2'11" (4.714 x 0.914)

### Living room

11'5" x 11'2" (3.503 x 3.418)

### Dining room

13'6" x 11'8" (4.136 x 3.578)

### Kitchen

13'10" x 8'11" (4.224 x 2.721)

### Ground floor bathroom

9'3" x 4'9" (2.830 x 1.452)

### Rear porch

4'6" x 2'7" (1.374 x 0.812)

### Landing

13'10" x 5'7" (4.224 x 1.711)

### Bedroom one

15'0" x 11'4" (4.573 x 3.467)

### Bedroom two

13'9" x 8'10" (4.203 x 2.703)

### Bedroom three

9'0" x 8'11" (2.747 x 2.728)

### First floor shower room

6'0" x 4'7" (1.847 x 1.406)

### Detached garage

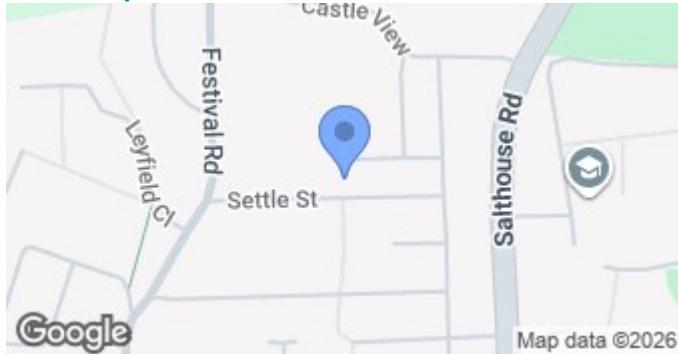
24'1" x 19'6" (7.345 x 5.946)



- Three bedroom
- Downstairs bathroom
- EPC tbc
- Large detached garden & garage
- Upstairs shower room
- Council tax band A



## Road Map



## Terrain Map



## Floor Plan

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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	