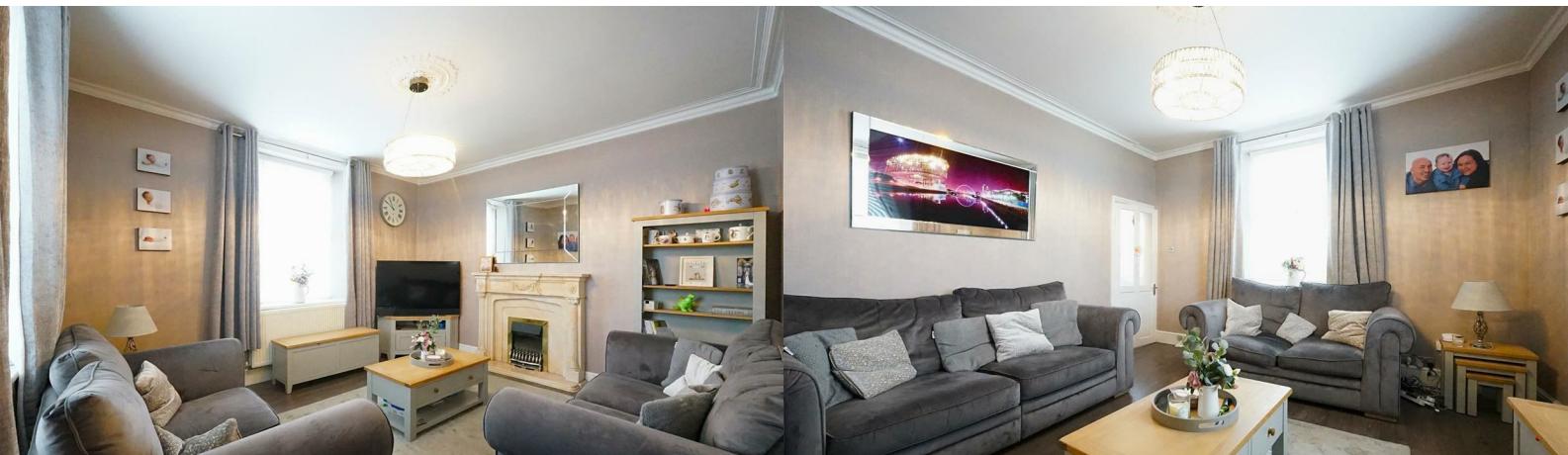




2 Palmers Lane

Millom, LA18 5EG

Offers In The Region Of £225,000



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An immaculately presented end-terrace home that truly must be viewed to be fully appreciated. Situated on the outskirts of Millom, the property is conveniently located close to local schools and within walking distance of the town's amenities.

Palmers Lane offers generous living accommodation, featuring two well-proportioned lounges, one centred around an attractive log burner. The home also boasts a modern fitted kitchen, three double bedrooms, and a spacious four-piece family bathroom. Externally, there is a large, private rear garden with summer house, currently being used as a Gym. A fantastic family home not to be missed.

As you approach this end-terraced property, you are welcomed by a forecourt area to the front and side. Entry is via a uPVC front door into the entrance hall.

The ground floor offers two reception rooms. The main living room benefits from two large windows that flood the space with natural light and features original ceiling cornicing, neutral décor, and an electric fire as a focal point. The second reception room is currently used as a dining room, with the same flooring continuing through, neutral wallpapered walls, and a multi-fuel log burner (recently serviced).

The kitchen is fitted with a good range of cream base and wall units complemented by contrasting work surfaces, grey tiled splashbacks, and tiled flooring. Appliances include a single sink unit with mixer tap and inset drainer, along with an integrated hob, oven, microwave, and fridge/freezer. Also on the ground floor is a useful rear porch.

To the first floor are two double bedrooms and a family bathroom. The bathroom is fitted with a white four-piece suite comprising a WC, wash basin, bath, and separate shower cubicle, with black and white wall cladding and tiled flooring.

The second floor features a spacious attic room with a Velux window, central heating, and grey fitted carpet.

To the rear of the property is a good-sized garden with a patio area, lawn, and a pathway running down the side. At the bottom of the garden is an outbuilding with full plumbing (water and drainage), electrics, and insulation, currently housing the washing machine and used as a gym. A wooden gate provides access to the rear backstreet.

Entrance Hall

3'10" x 3'1" (1.178 x 0.954)

Living Room

14'6" x 13'1" (4.445 x 3.988)

Dining Room

14'7" x 12'9" (4.446 x 3.902)

Kitchen

11'2" x 7'9" (3.426 x 2.384)

Rear Porch

9'7" x 4'2" (2.924 x 1.295)

First Floor Landing

14'8" x 5'7" (4.476 x 1.721)

Bedroom One

14'7" x 13'3" (4.465 x 4.060)

Bedroom Two

11'5" x 10'4" (3.500 x 3.170)

Bathroom

11'3" x 7'11" (3.432 x 2.425)

Attic Room (bedroom three)

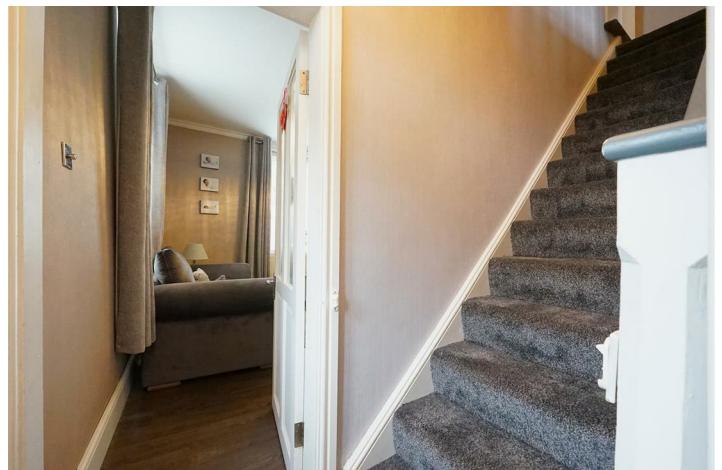
19'2" x 11'0" (5.854 x 3.360)

Outbuilding Utility/Gym

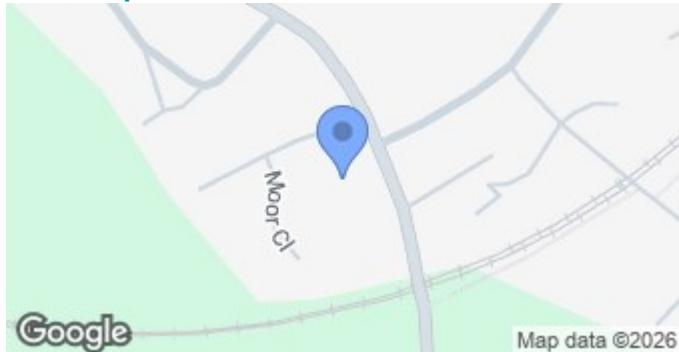
13'5" x 12'10" (4.112 x 3.935)



- Well presented throughout
- Three double bedrooms
- Two reception rooms
- Council tax band A
- Excellent Large Rear Garden
- Modern kitchen
- Close to local Schools
- EPC E



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 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	