



**POOLE  
TOWNSEND**

Thwaites, Millom

£300,000

2 1 1



- Spacious 2 Bedroom Bungalow
- Modern Gloss Kitchen
- Private Gardens To The Side and Rear
- Freehold
- No Upper Chain
- Neutral Decor Throughout
- Useful Utility Room
- Peaceful Rural Location
- Council tax band B





This charming property is situated in a lovely location, offering delightful views into the impressive grounds of Hazel Mount, complete with its grand fish pond and a sweeping driveway that disappears into the trees. The accommodation centres around an open-plan lounge/dining room, from which doors lead to a modern kitchen with integrated appliances and a breakfast bar, two comfortable bedrooms, and a stylish shower room. An attached utility porch provides convenient access between the front and rear garden areas, additional storage, houses the oil-fired boiler, and offers plumbing for a washing machine. The property benefits from double gates, providing the opportunity for off-road parking. Offered with no upper chain.

Approx Gross Internal Area  
68 sq m / 728 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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