

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 45 Newton Street

Millom, LA18 4DR

Offers In The Region Of £114,995



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# 45 Newton Street

Millom, LA18 4DR

## Offers In The Region Of £114,995



*A rare opportunity to acquire a larger-than-average property situated on Newton Street, conveniently located close to all town amenities.*

*The ground floor offers spacious accommodation, featuring a large open-plan living area, a modern kitchen, and a shower room.*

*To the first floor, the property comprises of a fully fitted utility room, a well-appointed bathroom, and two generously sized bedrooms.*

A unique and versatile property located in the heart of Millom town centre, offering an exciting opportunity for a wide range of buyers. The first floor comprises a bathroom fitted with bath, WC and wash basin, a handy utility room and two good size bedrooms - You could easily change the utility room into a third bedroom subject to planning. The ground floor offers a large living area, kitchen and shower room, with the added benefit of internal access to the first floor. With independent electric supplies to each level, the property presents excellent potential for conversion into two self-contained flats, or a flexible single dwelling, all subject to relevant permissions and current building regulations.

### Living Room

21'4" x 11'4" (6.520 x 3.474)

### Dining Room

8'6" x 7'5" (2.604 x 2.265)

### Bathroom Ground Floor

3'6" x 10'5" (1.089 x 3.200)

### Kitchen Ground Floor

14'1" x 7'4" (4.299 x 2.245)

### Entrance Hall

3'9" x 4'3" (1.167 x 1.304)

### Landing First Floor

4'2" x 6'10" (1.290 x 2.088)

### Bedroom First Floor

11'2" x 14'11" (3.421 x 4.551)

### Bedroom First Floor

9'10" x 13'0" max (3.001 x 3.963 max)

### Bathroom First Floor

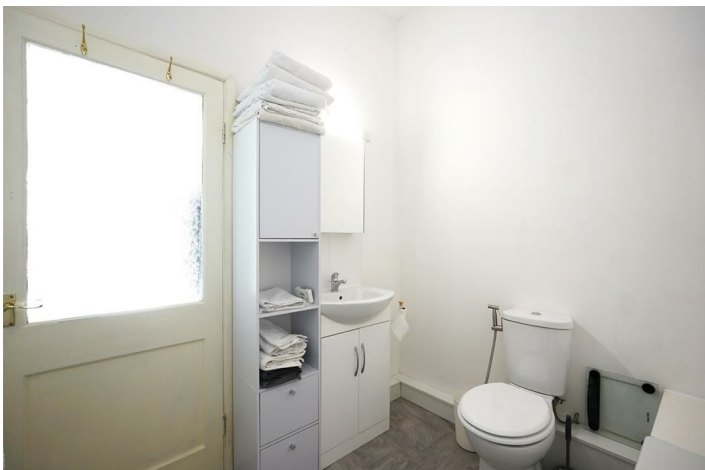
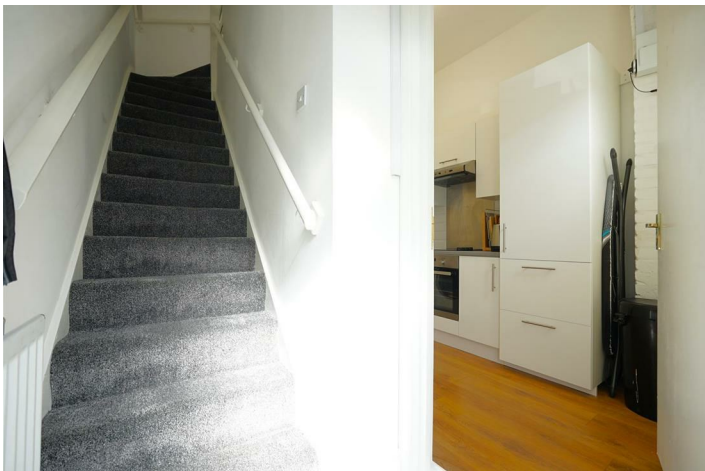
6'10" x 7'0" (2.097 x 2.145)

### Utility First Floor

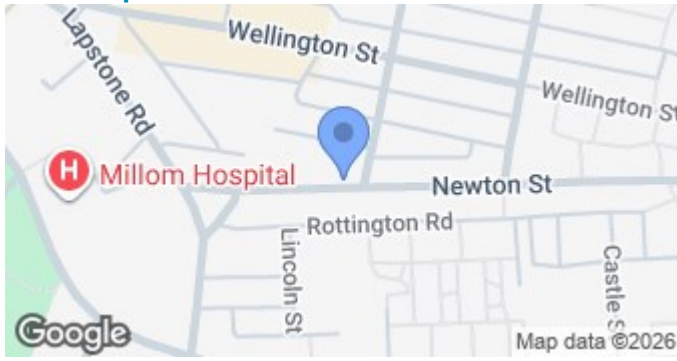
11'7" x 8'6" (3.538 x 2.594)



- Unique and versatile property in Millom town centre
  - Utility area on the first floor
  - Independent electric supplies to each floor
  - New Windows and doors
- Two separate entrances from Newton Street and Queen Street
  - Internal access between ground and first floor
  - Ideal for investors, business owners, or flexible residential use



## 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		83	61
		EU Directive 2002/91/EC	