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INDEPENDENT SALES & LETTING AGENTS



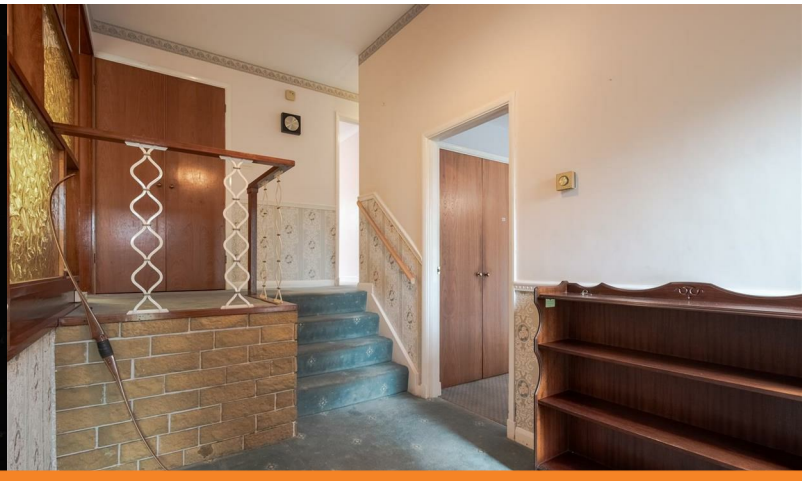
# Moorhaven Butler Street

## Millom, LA18 5DU

**Offers In The Region Of £335,000**

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# Moorhaven Butler Street

## Millom, LA18 5DU

## Offers In The Region Of £335,000







*A spacious three bedroom detached split-level bungalow situated in a private location, enjoying attractive views over the local cricket club while still being conveniently positioned close to Millom Town Centre and it's range of local amenities, shops and transport links. Set within its own grounds, the property benefits from a large private enclosed garden to the front, ideal for families, gardening enthusiasts and outdoor entertaining. To the rear there is a driveway providing ample off-road parking for several cars, together with a detached garage. Internally, the bungalow offers spacious and versatile split-level accommodation with excellent potential throughout. While some modification is required, the property provides the perfect opportunity for buyers to create a beautiful home tailored to their own tastes and requirements. Offering plenty of character, outdoor space and a highly desirable setting, this property would make a lovely family home or an ideal purchase for those seeking peaceful bungalow living with great potential.*

From Butler Street, a large private driveway leads to Moorhaven, which has a detached garage to the rear of the property. Continuing to the side and around to the front door, you are welcomed into a spacious entrance hall with access to the main bedroom. A few steps up lead to the rest of the property. To the left is the dining room and down a few steps to the generously sized lounge with feature windows allowing in plenty of natural light, exposed ceiling beams and an attractive stone feature wall. Off the dining room, there is a kitchen fitted with wooden base and wall units, complimented by contrasting work surfaces, tiled walls and splashbacks. It includes a sink with mixer tap, an integrated oven and hob with extractor fanhood above and fridge. From the kitchen, there is a useful utility room with additional units and a sink, washing machine and freezer. A separate cloakroom with WC and wash basin is located off the utility area. The back door leads out to a pleasant area with shed and flower bed and up to the drive. Returning to the entrance hall, up to the right are the two remaining bedrooms and the family bathroom. The bathroom is fitted with a three-piece suite comprising WC, wash basin and bath with shower over bath with tiled splashbacks.

To the front of the property is a large enclosed well maintained private garden, mainly laid to lawn and bordered by mature trees and shrubs. The garden also benefits from a greenhouse and an additional garage, currently used for storing garden tools and equipment.

### Entrance Hall
7'0" x 15'5" (2.15 x 4.70)

### Hallway
7'2" x 2'4" (2.19 x 0.73)

### Lounge
17'11" x 12'10" (5.48 x 3.92)

### Dining room
9'5" x 15'9" (2.89 x 4.82)

### Kitchen
7'11" x 15'9" (2.42 x 4.82)

### Utility room
6'4" x 12'4" (1.95 x 3.78)

### WC
3'5" x 6'5" (1.05 x 1.97)

### Bedroom
12'10" x 13'2" (3.93 x 4.02)

### Bedroom
9'11" x 10'7" (3.04 x 3.25)

### Bedroom
9'11" x 9'10" (3.04 x 3.01)

### Bathroom
5'4" x 8'5" (1.64 x 2.58)



- Large Detached Split Level Bungalow
- Large private garden
- Off road parking
- EPC E
- Quiet location
- Detached garage
- Three bedrooms
- Council tax band D

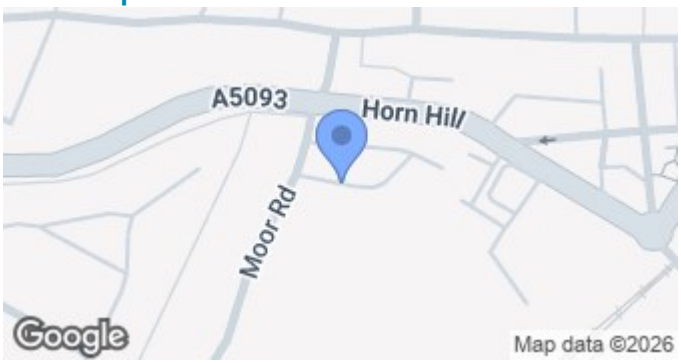








## Road Map




## 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.

