

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



7 Settle Street

Millom, LA18 5AR

Offers In The Region Of £100,000



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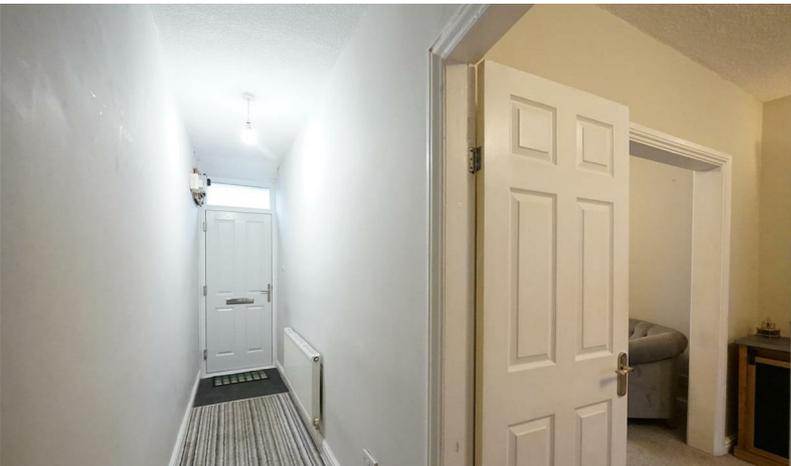
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This welcoming mid-terrace two-bedroom home is ideally situated in Millom, just a short walk from local schools and the train station. Perfect for first-time buyers, the property features a spacious open lounge with an attractive living flame gas fire, creating a cosy and comfortable heart to the home. Further benefits include a useful utility space and a larger-than-average rear yard, ideal for relaxing or entertaining.

Upon approach, a black uPVC front door opens into a welcoming hallway with access to the lounge and staircase to the first floor. The front-facing lounge features an attractive leaf-design feature chimney breast, creating a pleasant focal point, and flows through an archway into the dining room. The dining room benefits from a fireplace with a marble-effect mantel and white fire surround.

A door from the dining room leads into the galley kitchen, fitted with ample grey base and wall units. Beyond the kitchen is a useful utility area with breakfast bar, from which there is access to a ground-floor WC. A uPVC door from the utility area opens out to the rear yard, which includes a gated section.

To the first floor are two well-proportioned double bedrooms and a four-piece family bathroom comprising a WC, wash basin, shower cubicle, and bath.

Hallway

15'0" x 3'0" (4.591 x 0.925)

Living room

13'0" x 9'7" (3.982 x 2.925)

Dining room

10'5" x 9'2" (3.193 x 2.810)

Kitchen

18'3" x 7'10" (5.573 x 2.404)

Downstairs WC

7'10" x 4'10" (2.404 x 1.492)

Landing

13'4" x 4'8" (4.072 x 1.437)

Bedroom one

12'10" x 10'7" (3.913 x 3.230)

Bedroom two

13'1" x 7'8" (4.000 x 2.346)

Bathroom

9'4" x 6'11" (2.859 x 2.119)

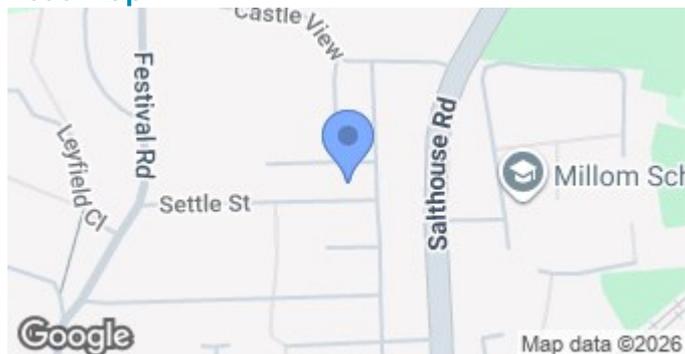


- EPC D
- Two Bedrooms
- Utility Space

- Council Tax A
- Larger than Average Rear Yard
- Ground Floor WC



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	