



33 Surrey Street

Millom, LA18 4LH

Offers In The Region Of £80,000



2



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We are delighted to present this beautifully maintained two-bedroom mid-terrace home, ideally situated on a quiet street within easy walking distance of Millom town centre. The property enjoys close proximity to a variety of local amenities, including schools, shops, and cafés.

Boasting an impressive EPC rating of C, this home offers both comfort and energy efficiency. Inside, you'll find a modern kitchen and bathroom, complemented by new carpets throughout, creating a fresh and inviting, move-in-ready living space. Perfect for first-time buyers or investors, this property combines convenience, style, and practicality in a sought-after location.

Upon entering through the composite front door, you step into a welcoming vestibule with stairs leading to the first floor.

The ground floor features a spacious open-plan living and dining area, with windows to both the front and rear allowing plenty of natural light. The room is tastefully decorated in a light grey palette and finished with a new darker grey carpet, creating a modern and inviting space.

To the rear, the stylish modern kitchen is fitted with a good range of base and wall units, complemented by a contrasting work surface and splashback. It includes an integrated single sink with mixer tap, oven, and hob, making it both practical and attractive.

Upstairs, there are two well-proportioned bedrooms, both decorated in soft grey tones with matching fitted carpets. The family bathroom comprises a WC, wash basin, and bath with overhead shower attachment, finished with a sleek black tiled splashback.

Externally, the property benefits from a good-sized rear yard, providing ample space for outdoor seating, with a wooden gate giving access to the rear lane.

Reception/Diner

11'1" min 13'11" max x 22'5" (3.39 min 4.25 max x 6.85)

Kitchen

13'6" x 5'11" (4.13 x 1.82)

Bedroom

8'11" x 13'11" (2.72 x 4.25)

Bedroom two

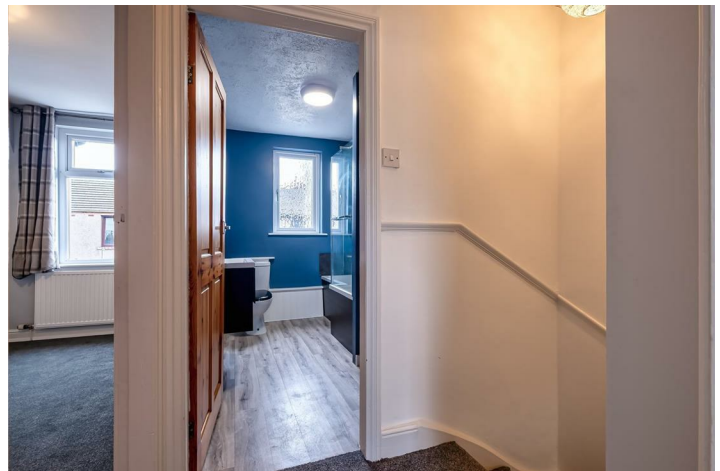
6'8" x 12'11" (2.05 x 3.96)

Bathroom

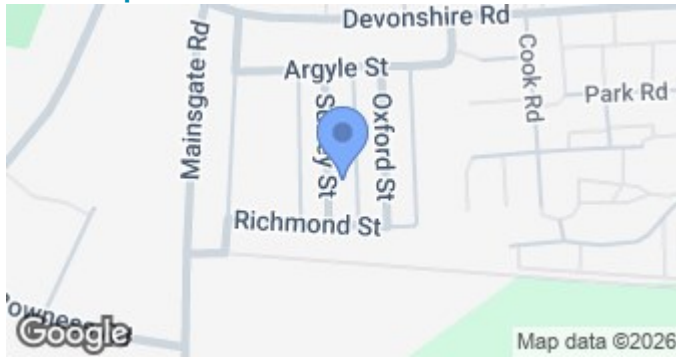
9'0" x 6'9" (2.76 x 2.08)



- Modern throughout
- Open living/diner
- Close to the Town Centre
- Council tax band A
- Well presented Kitchen
- New carpets
- EPC C
- Rear yard



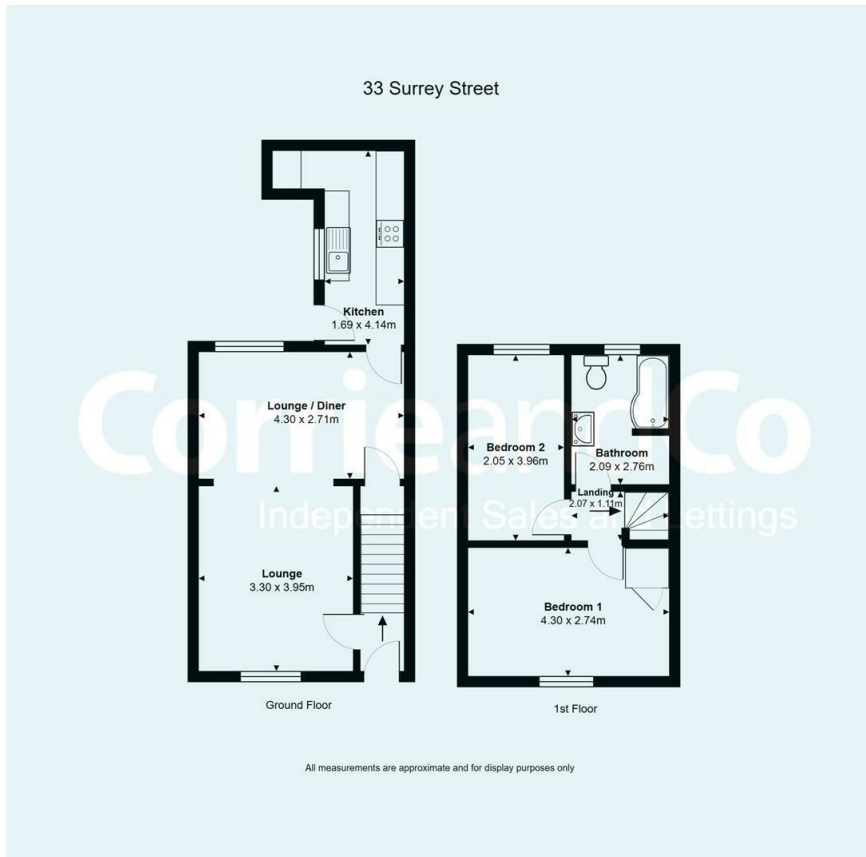
Road Map



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	