



26 Fairfield Road

Millom, LA18 5AJ

Offers In The Region Of £125,000



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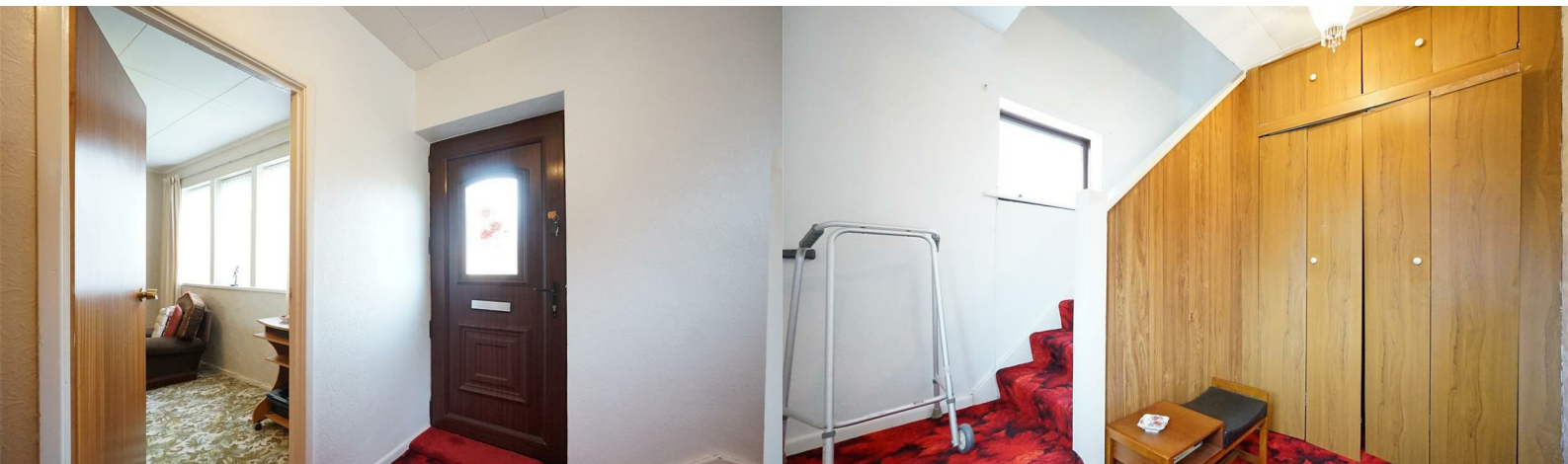
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26 Fairfield Road

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Offers In The Region Of £125,000



Sold as Seen. This property offers the opportunity for a range of buyers including those looking for a renovation project. With a large rear garden and sizeable front garden, the property benefits from an abundance of space both to the interior and exterior.

The property itself is situated in a quiet part of town whilst also being located within walking distance to the towns amenities and transport links.

Whether you are a first-time buyer or looking to invest, this semi-detached house on Fairfield Road is a wonderful choice. Don't miss the chance to make this charming property your new home.

Located to the front of the property is a small fore courted garden, ideal for transitioning from the bustle of a busy day to the quiet and comfort of home life. Stepping in through the front door you are immediately greeted by a welcome hallway which connects the downstairs and provides access to the staircase. This space features the understairs cupboard space perfect for storing shoes, coats and clutter.

The living room is located to the right and sits at the front of the property. It is spacious and bright with a natural flow into the large kitchen. Although the kitchen could do with modernising, the floorplan and layout provide excellent worktop and cupboard space for plenty of configurations that could really create a bright and warm social hub of the house. Access to the rear garden is through the kitchen but can also be accessed by the side of the property.

Upstairs the property continues to offer spacious rooms. The main bedroom is located to the front of the property and offers ample space for a double bed and furniture. The second bedroom offers built in storage whilst the third room is suitable for a single bed or to be used as a home study/ nursery. Lastly the bathroom is spacious and accessible to the whole household.

Entrance Hall

7'8" x 7'0" (2.339 x 2.155)

Living Room

12'9" x 11'10" (3.897 x 3.624)

Kitchen

11'8" x 11'1" (3.566 x 3.381)

Dining Room

9'9" x 7'11" (2.990 x 2.423)

Landing

6'11" x 6'3" (2.119 x 1.910)

Bedroom One

13'9" x 8'4" (4.196 x 2.563)

Bedroom Two

11'10" x 11'2" (3.632 x 3.405)

Bedroom Three

9'8" x 6'2" (2.953 x 1.903)

Bathroom

6'10" x 5'6" (2.106 x 1.679)



- Short Walk to Town
- Great Potential for Modernisation
 - Sold as Seen
 - Council Tax Band -A

- Large Front and Rear Gardens
 - No Upper Chain
 - EPC -G



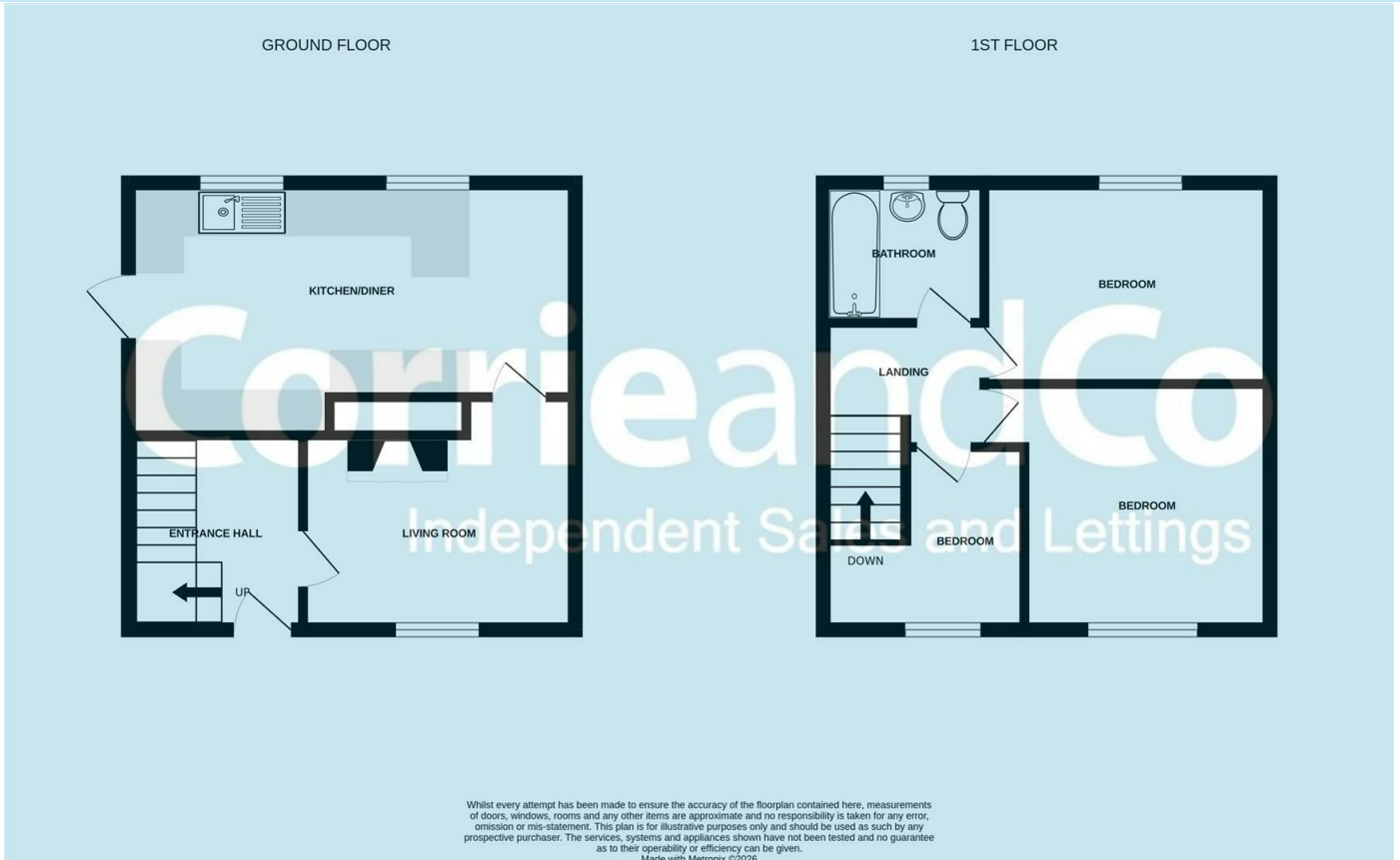
Road Map



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.

| 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 | | 86 | 17 |
| | | EU Directive 2002/91/EC | |