



## 7 Surrey Street

Millom, LA18 4LH

Offers In The Region Of £75,000



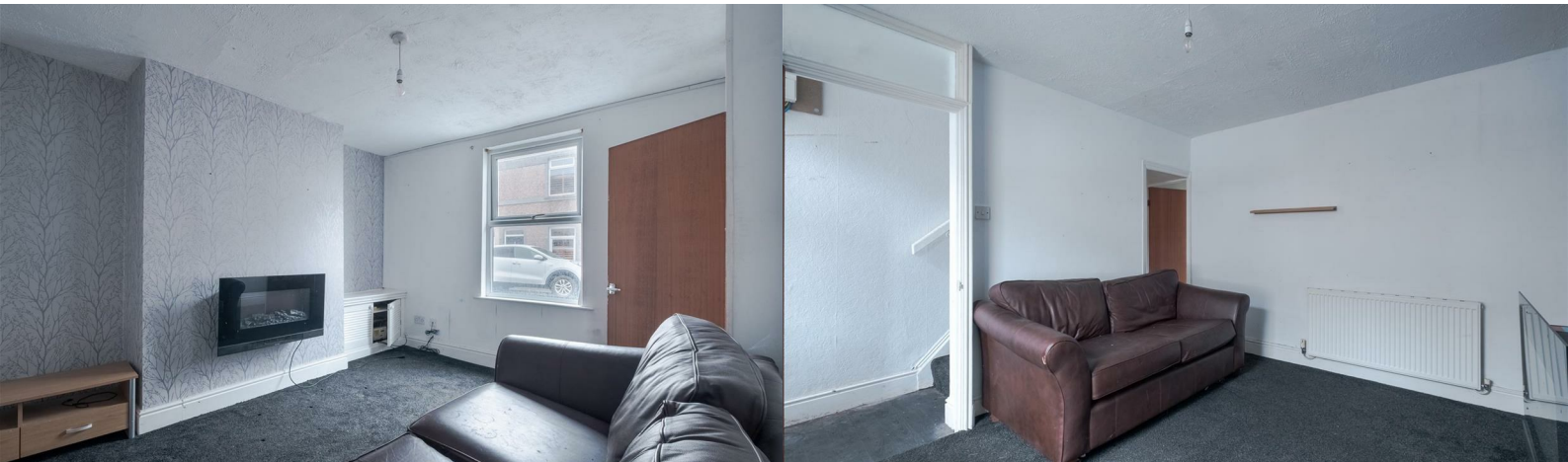
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# 7 Surrey Street

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## Offers In The Region Of £75,000



*A well-presented two-bedroom terraced home offered with no onward chain, situated in a popular and convenient location. The property features neutral décor throughout, creating a clean and move-in-ready space ideal for a range of buyers including first-time purchasers, downsizers, or investors. Externally, there is a low-maintenance rear yard, perfect for outdoor seating or storage. A great opportunity to acquire a home in a sought-after area with broad appeal.*

Entering the property through the front door, you are welcomed into a small entrance hall with stairs directly ahead leading to the first floor. To the left, there is a useful storage cupboard, ideal for coats, shoes, or general household items.

From the hallway, you move into the lounge, a comfortable and well-proportioned living space that serves as the main area for relaxing and entertaining. To the rear of the property is the kitchen/diner, designed as a practical and sociable space. There is ample room for both kitchen units and a dining table, making it well-suited to everyday living as well as hosting meals. Upstairs, the landing provides access to all first-floor rooms. The bathroom is positioned nearby and is fitted with a bath, wash basin, and WC. The property offers two bedrooms. The main bedroom is a spacious room with plenty of space for bedroom furniture, while the second bedroom is versatile and could be used as a guest room, child's bedroom, or home office.

### Lounge

10'7" x 12'9" (3.24 x 3.91)

### Kitchen

13'11" x 9'3" (4.25 x 2.84)

### Bedroom One

13'11" x 9'1" (4.25 x 2.77)

### Bedroom Two

6'9" x 13'0" (2.08 x 3.97)

### Bathroom

6'7" x 9'1" (2.01 x 2.79)

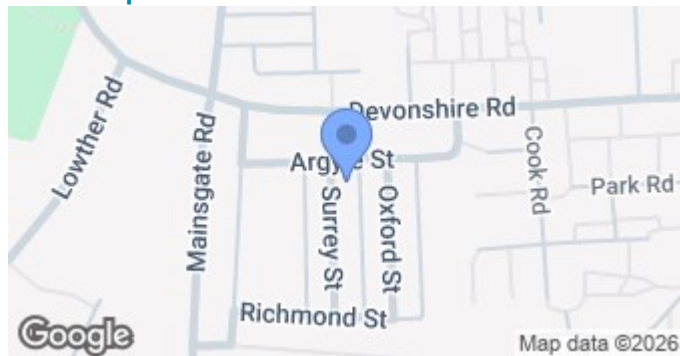


- Ideal for a Range of Buyers
  - No Onward Chain
  - Neutral Decor Throughout
  - Double Glazing

- Popular Location
  - Rear Yard
- Gas Central Heating
- Council Tax Band - A



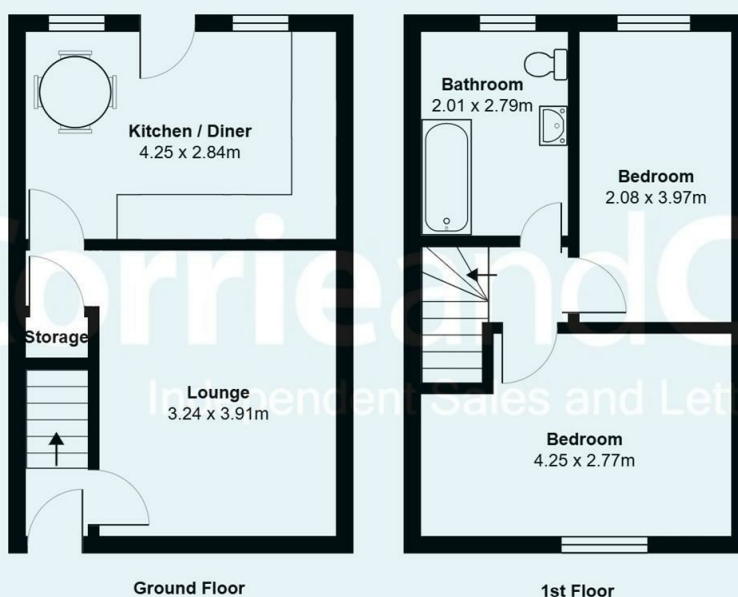
## Road Map



## 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
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