



## 9 Atkinson Street

Millom, LA18 4HA

Offers In The Region Of £150,000



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*A modern and well-presented four-bedroom terraced home located in the popular seaside village of Haverigg. This attractive family property benefits from full double glazing and gas central heating throughout.*

*The accommodation briefly comprises an entrance vestibule leading into two reception rooms, modern kitchen, and ground floor bathroom*

*To the first floor are two double bedrooms, with a further two bedrooms and a shower room located on the second floor.*

*Situated in the coastal village of Haverigg, the property is conveniently close to the local school, beach, village shop, café, and public houses.*

As you approach the property, you will find a wood-style uPVC double-glazed front door with a stained and leaded glass insert.

Upon entering, there is a useful vestibule which opens into the open-plan living and dining area. This room benefits from windows to both the front and rear aspects and is finished in natural décor, featuring a wooden-panelled chimney breast. Oak-style laminate flooring lies to the front section, with grey carpet to the rear. The two reception areas are subtly divided by the staircase leading to the first floor.

The kitchen is open-plan from the living/dining room and has uPVC double-glazed windows to the side aspect. It is fitted with a good range of attractive solid oak base and wall units with metallic-style handles and granite-effect work surfaces. There is a single stainless-steel sink with mixer tap and inset drainer, complementary splashback, space for a fridge/freezer, and recessed plumbing for a washing machine. Integrated appliances included in the sale are an extractor cooker hood, a four-ring gas hob, and a single Electrolux oven with grill, light, and timer.

The ground floor bathroom features a three-piece suite comprising a bath with side panel and overhead shower attachment, pedestal wash basin, and low-level WC. Walls are half tiled, and the floor is finished with tile-effect lino.

To the first floor are two double bedrooms, both finished in natural décor with grey fitted carpets. The second floor offers two further bedrooms and a shower room featuring a traditional white three-piece suite, including a low-level WC, pedestal wash basin, and shower cubicle.

Externally, there is a rear yard accessed from the kitchen/bathroom extension, leading to a gate and a shared rear pathway.

### Vestibule

extends to 3'5" (extends to 1.045)

### Reception One

11'5" x 11'0" (3.487 x 3.361)

### Reception Two

141'7" x 11'0" (43.167 x 3.353)

### Kitchen

13'11" x 6'10" (4.262 x 2.101)

### Ground floor bathroom

6'10" x 5'9" (2.096 x 1.757)

### First floor landing

5'3" x 2'9" (1.603 x 0.849)

### Bedroom One

10'10" x 11'1" (3.30m x 3.38m)

### Bedroom Two

11'1" x 11'1" (3.392 x 3.401)

### Bedroom Three.

10'11" x 11'2" (3.33m x 3.40m)

### Bedroom Four

9'10" x 9'4" (3.014 x 2.861)

### Second Floor Shower Room

4'9" x 5'0" (1.467 x 1.536)



- Four Bedrooms
- Ground Floor Bathroom
  - Rear Yard
  - EPC D
- Seaside Village Location
  - Shower Room
  - Council Tax A



## Road Map



## Terrain Map

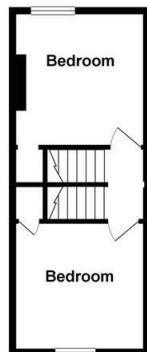


## Floor Plan

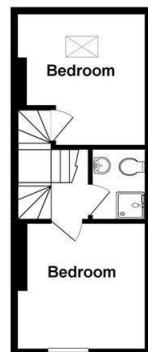
Ground Floor



1st Floor



2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and are for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their working order. No guarantee can be given as to the accuracy of the floorplan.



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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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			