



## 60 Albert Street

Millom, LA18 4AE

Offers In The Region Of £75,000



2



1



1



# 60 Albert Street

Millom, LA18 4AE

## Offers In The Region Of £75,000



*An end-terrace home with a larger-than-average yard and two bedrooms, offering flexible living arrangements ideal for a small family, a couple, or a single occupant. Its town centre location provides convenient access to local amenities and the surrounding community.*

*A fantastic opportunity for first-time buyers looking to step onto the property ladder, or for anyone seeking a cosy yet spacious home in a central and well-connected location.*

This delightful end-terrace home offers a wonderful combination of comfort and convenience, making it an excellent choice for a small family, a single occupant, or a couple taking their first step onto the property ladder.

Entering through the vestibule, you are welcomed into a warm and inviting home. The spacious open-plan lounge and dining area provides a comfortable setting for both relaxing and entertaining. A gas coal-effect fireplace with an attractive mantel serves as a charming focal point, while the neutral décor, brown fitted carpet, and windows to both the front and rear create a bright and pleasant living space.

To the rear of the property is the kitchen, fitted with beech-effect wall and base units that offer plenty of storage for everyday cooking needs. A large window allows natural light to fill the room, and a UPVC door provides access to the rear yard—an ideal spot for outdoor seating or entertaining.

Upstairs, the property offers two generously sized double bedrooms, both benefiting from fitted wardrobes to maximise storage and maintain a tidy, uncluttered feel. The floor is completed by a modern shower room with fully clad walls, designed for both style and easy maintenance.

With its practical layout and appealing location, this home provides a fantastic opportunity for those looking to begin their property journey. Early viewing is recommended to fully appreciate everything this lovely home has to offer

### Entrance hall

6'0" x 3'9" (1.83 x 1.15)

### Lounge/diner

12'0" x 20'4" (3.66 x 6.20)

### Kitchen

8'11" x 9'8" (2.73 x 3.00)

### Landing

5'7" x 9'2" (1.71 x 2.80)

### Bedroom one

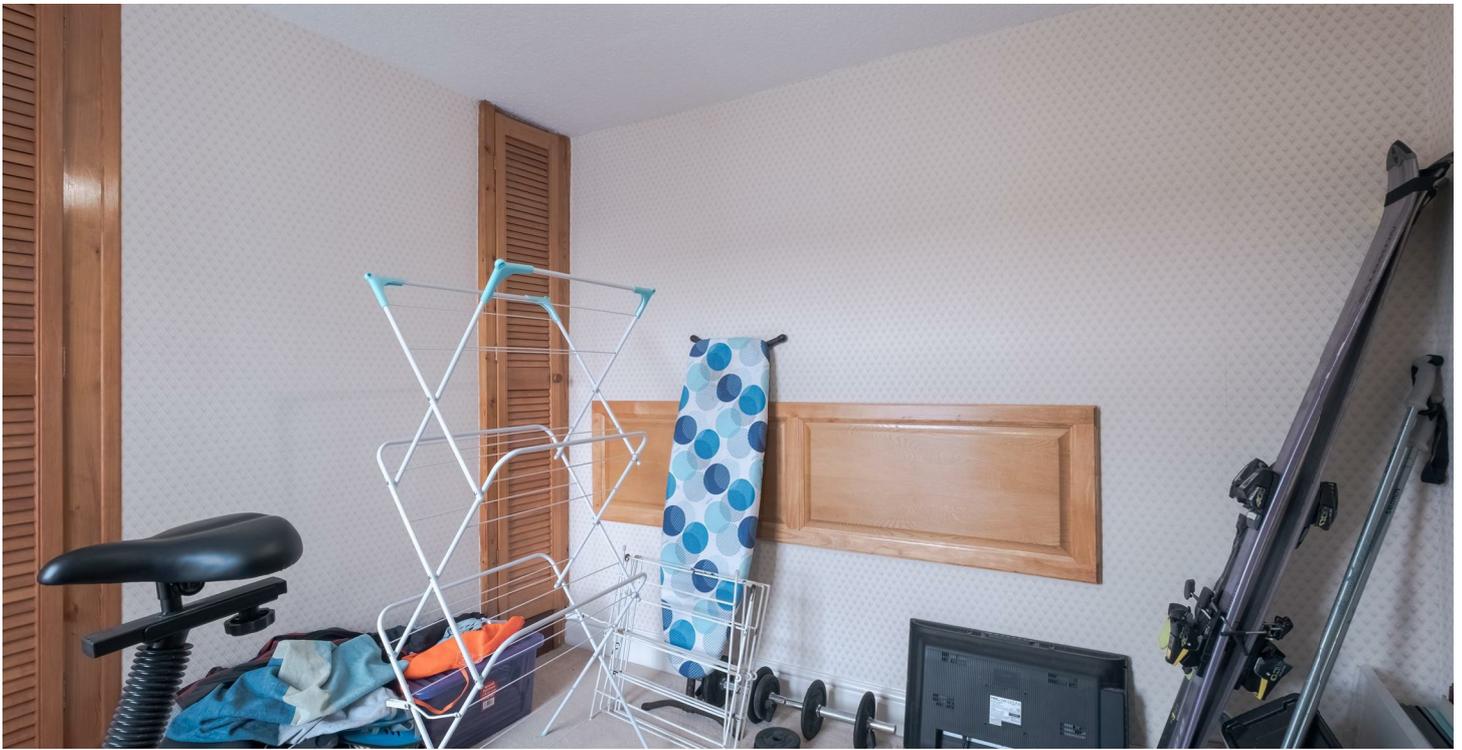
16'2" x 11'11" (4.94 x 3.64)

### Bedroom two

10'1" x 9'2" (3.08 x 2.80)

### Bathroom

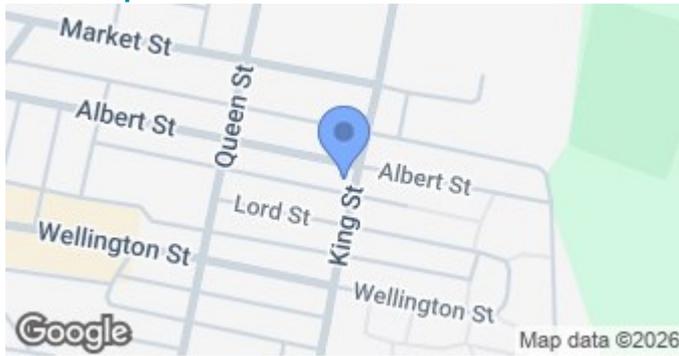
8'9" c 8'7" (2.68 c 2.63)



- End terrace
- Two bedrooms
- Shower room
- Council Tax Band A
- Larger than average yard
- Close to Town Centre
- EPC D



## 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)	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		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	