CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

45 Newton Street

Millom, LA18 4DR

Offers In The Region Of £125,000

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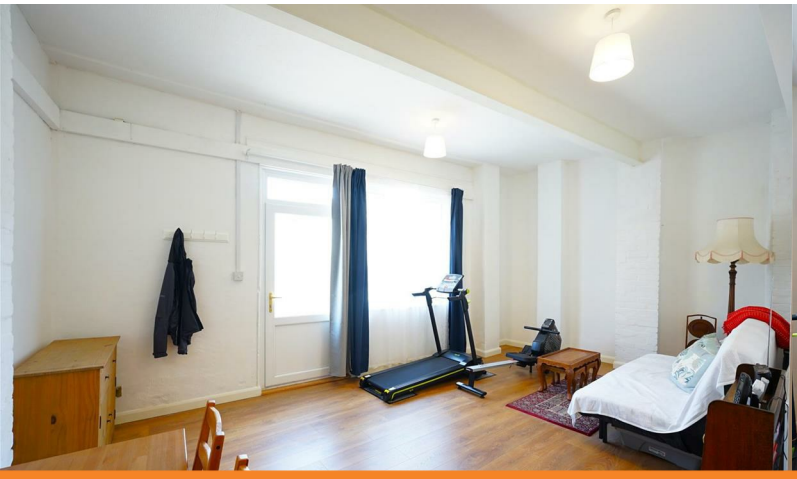

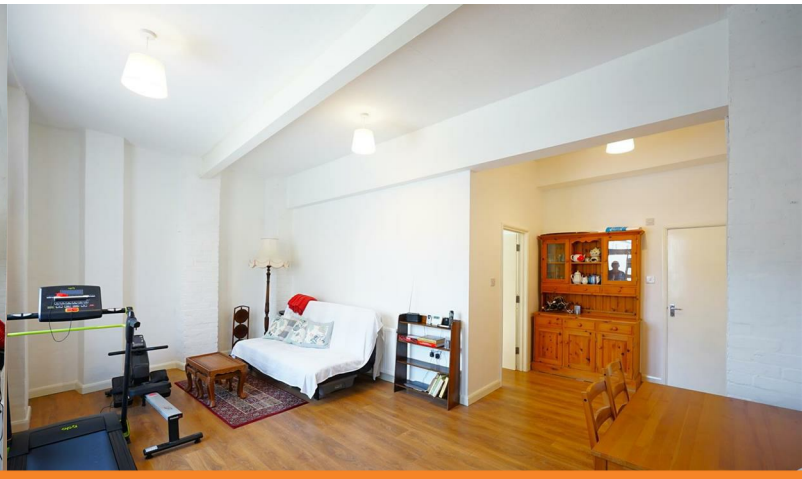

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45 Newton Street

Millom, LA18 4DR

Offers In The Region Of £125,000

A rare opportunity to acquire a larger-than-average property situated on Newton Street, conveniently located close to all town amenities.

This versatile property was previously configured as a shop with a separate flat and is now arranged as two distinct living spaces.

The ground floor offers spacious accommodation, featuring a large open-plan living area, a modern kitchen, and a shower room.

To the first floor, the property comprises a comfortable living room, a fully fitted utility room, a well-appointed bathroom, and a generously sized bedroom.

A unique and versatile property located in the heart of Millom town centre, offering an exciting opportunity for a wide range of buyers. The property benefits from two separate entrances, one from Newton Street leading to a staircase accessing the first floor, and another from Queen Street providing direct access to the ground floor. The first floor comprises a bright living room with a feature fireplace, a spacious double bedroom with three windows allowing plenty of natural light, a useful utility area, and a bathroom fitted with bath, WC and wash basin. The ground floor offers a large open-plan living area, kitchen and shower room, with the added benefit of internal access to the first floor. With independent electric supplies to each level, the property presents excellent potential for conversion into two self-contained flats, a commercial shop premises with living accommodation above, or a flexible single dwelling, all subject to relevant permissions and current building regulations.

Living Room
21'4" x 11'4" (6.520 x 3.474)

Dining Room
8'6" x 7'5" (2.604 x 2.265)

Bathroom Ground Floor
3'6" x 10'5" (1.089 x 3.200)

Kitchen Ground Floor
14'1" x 7'4" (4.299 x 2.245)

Entrance Hall
3'9" x 4'3" (1.167 x 1.304)

Landing First Floor
4'2" x 6'10" (1.290 x 2.088)

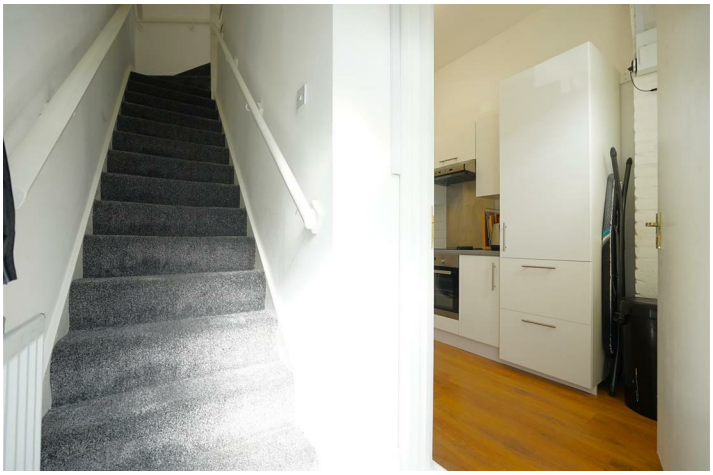
Living Area First Floor
11'2" x 14'11" (3.421 x 4.551)

Bedroom First Floor
9'10" x 13'0" (3.001 x 3.963)

Bathroom First Floor
6'10" x 7'0" (2.097 x 2.145)

Utility First Floor
11'7" x 8'6" (3.538 x 2.594)

- Unique and versatile property in Millom town centre
- Utility area on the first floor
- Independent electric supplies to each floor
- New Windows and doors
- Two separate entrances from Newton Street and Queen Street
- Internal access between ground and first floor
- Ideal for investors, business owners, or flexible residential use

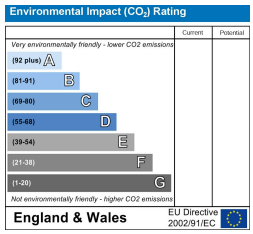
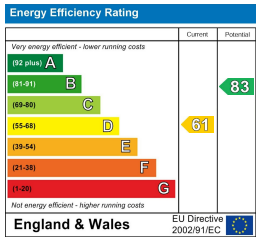


Road Map

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.