



2 Pannatt Hill

Millom, LA18 5DB

Offers In The Region Of £260,000



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Situated just outside Millom town centre on Pannatt Hill, a highly sought-after residential area, this attractive L-shaped detached bungalow offers spacious and versatile accommodation.

The property features a generous lounge with a multi-fuel burner, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom with a separate WC.

Externally, the property benefits from off-road parking, a detached garage, and a wrap-around garden, providing excellent outdoor space and plenty of potential to enjoy the surrounding setting.

Approached from the main street via a pathway, the property enjoys an attractive frontage with artificial grass and a slate dwarf wall separating the bungalow from the off-road parking area and detached garage. A wooden gate to the side provides access around the perimeter of the property.

The mahogany front door, complete with glazed side panels, opens into a welcoming entrance hall featuring a striking glazed accent wall. Doors lead to the lounge, kitchen and both bedrooms.

The spacious lounge is a bright and inviting room, benefitting from three windows that flood the space with natural light. A wood-burning stove with an attractive oak mantel provides a charming focal point, while there is ample room for both seating and dining furniture.

The kitchen is fitted with terracotta tiled flooring and offers a good range of base units, together with an integrated oven and hob.

There are two larger-than-average double bedrooms, one of which benefits from fitted storage cupboards.

The family bathroom comprises a bath with an overhead shower and curved glass shower screen, together with a wash hand basin. A separate WC adds further convenience.

A concrete pathway runs around the perimeter of the bungalow, providing easy access to all sides of the property. The wrap-around garden is predominantly laid to lawn, offering a pleasant outdoor space to enjoy, while the detached garage and off-road parking complete this attractive home.

Entrance Hall

13'10" x 8'11" (4.219 x 2.727)

Living Room

18'10" x 17'11" (5.752 x 5.474)

Kitchen

14'9" x 9'11" (4.502 x 3.024)

Bedroom One

17'10" x 12'2" (5.454 x 3.725)

Bedroom Two

14'7" x 10'3" (4.449 x 3.143)

WC

5'5" x 2'10" (1.664 x 0.870)

Family Bathroom

8'8" x 7'0" (2.642 x 2.145)

Detached Garage

19'11" x 9'4" (6.081 x 2.868)

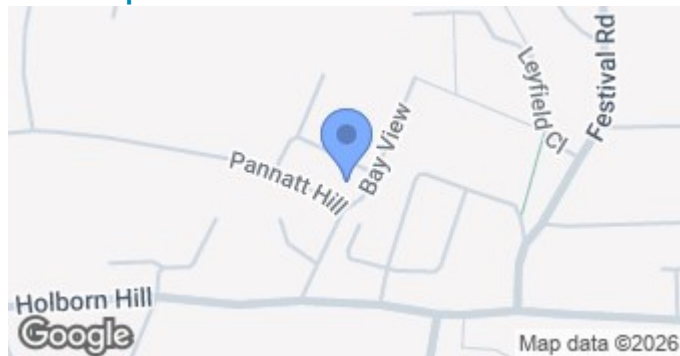


- Detached Bungalow
 - Two Bedrooms
 - Gas Central Heating
 - EPC TBC

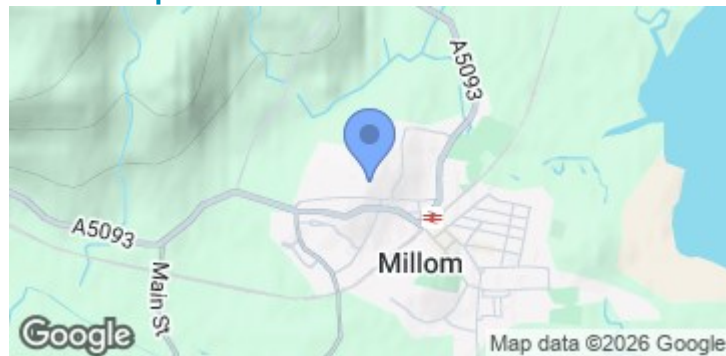
- Detached Garage
 - Multi Fuel Stove
 - Off Road Parking
 - Council Tax C



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 | | EU Directive 2002/91/EC | |