



## 40 Bank Head

Millom, LA18 4LZ

Offers In The Region Of £185,000



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*Beautifully maintained, spacious three-bedroom semi-detached home located on the outskirts of the popular coastal village of Haverigg. Just a short drive to the local beach, pubs, and shop, this property offers convenience and charm in a picturesque setting. Featuring a garage, off-road parking, and both front and rear gardens, it provides ample space for family living and outdoor enjoyment. An ideal family home, not to be missed.*

As you approach, you are greeted by a generously sized porch adorned with natural decor and tiled flooring, complemented by a large front window that offers a welcoming ambiance. Stepping inside, you'll find a hallway that features stairs leading to the first floor.

The living room, spacious and inviting, boasts wooden flooring and tasteful decor, enhanced by an electric fire. A large front window fills the room with natural light, and doors open into the conservatory. This conservatory is a bright and airy space, providing additional living area with its tiled flooring and doors that lead out to the rear garden.

The kitchen is well-equipped with an ample range of base and wall units, and numerous windows that bathe the room in natural light. There is sufficient space to accommodate a dining table, making it an ideal spot for family meals. Additionally, there is a convenient downstairs WC.

Ascending to the first floor, you will discover three bedrooms. Two of these are generously sized doubles, while the third is a cozy single, all featuring natural decor and fitted carpets. The family bathroom is also located on this floor, featuring a four-piece suite in white, including a WC, wash basin, bath, and separate shower cubicle. The bathroom is fully tiled on both the walls and the floor, adding a touch of elegance.

Outside, the front of the property offers off-road parking, a garage, and a small garden laid to lawn. The expansive rear garden is predominantly laid to lawn but also includes a patio area and a shed, providing a perfect space for outdoor activities and storage. The house is also equipped with solar panels, adding an eco-friendly and cost-effective energy solution.

### Porch

9'3" x 6'11" (2.824 x 2.120)

### Entrance Hall

10'3" x 4'5" (3.146 x 1.371)

### Living Room

21'0" x 11'5" (6.405 x 3.486)

### Kitchen

10'6" x 10'6" (3.219 x 3.211)

### Conservatory

12'1" x 10'7" (3.690 x 3.237)

### WC

4'9" x 4'1" (1.454 x 1.253)

### Landing

5'8" x 4'5" (1.743 x 1.355)

### Bedroom One

12'6" x 10'7" (3.831 x 3.226)

### Bedroom Two

13'7" x 9'7" (4.149 x 2.940)

### Bedroom Three

11'9" x 7'2" (3.584 x 2.186)

### Bathroom

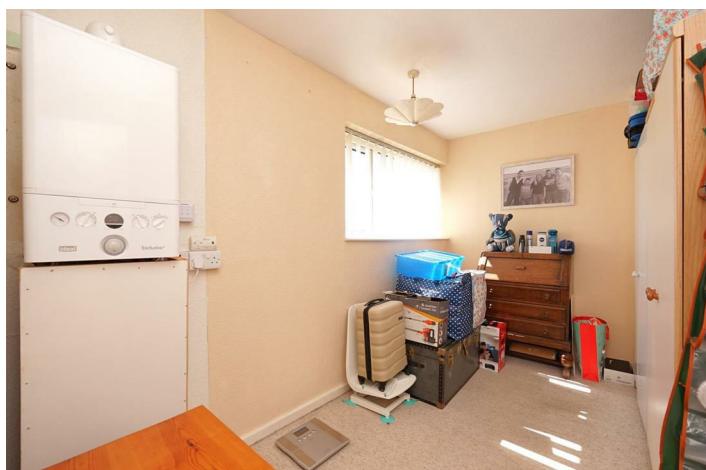
10'1" x 4'8" (3.092 x 1.435)

### Garage

17'4" x 9'0" (5.297 x 2.753)



- Three bedroom family home
- Garage
- Solar panels
- Downstairs WC
- Council Tax Band A
- Conservatory
- Off road parking
- Upstairs bathroom
- EPC C
- Seaside village of Haverigg



## 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			
(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	