

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 206 Holborn Hill

Millom, LA18 5BW

Offers In The Region Of £45,000



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# 206 Holborn Hill

Millom, LA18 5BW

## Offers In The Region Of £45,000



*This terraced home on Holborn Hill in Millom is ideally situated just a short stroll from a range of local shops, services, and amenities,*

*The property offers a promising renovation project, with the current owners having already started essential improvement works. These include damp coursing, as well as boarding in several rooms, providing a solid foundation for the next stage of refurbishment.*

*With plenty of potential to create a comfortable and well-appointed home, this property represents an excellent opportunity for buyers looking to take on a project. Due to the level of work still required, the property is available to cash buyers only.*

As you approach this terraced property and step through the front door, you'll find a renovation project already underway, with the current owners having begun initial works. The property offers two rooms on the ground floor, two rooms on the first floor, and an additional attic room. To the rear of the property is a good size yard.

Call the Millom Office on 01229 355333 to arrange a viewing

### Reception Room One

12'11" x 11'0" (3.940 x 3.358)

### Reception Room Two

12'1" x 11'0" (3.686 x 3.358)

### First Floor Room One

13'0" x 10'11" (3.973 x 3.334)

### First Floor Room Two

11'10" x 5'6" (3.620 x 1.692)

### Attic Room

15'6" x 10'11" (4.730 x 3.334)



- Renovation project
- Council Tax Band A

- Cash buyers only
- EPC F



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	22
	EU Directive 2002/91/EC	