

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



11 Summer Hill

Millom, LA19 5UB

Offers In The Region Of £140,000



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A well-presented three-bedroom semi-detached family home, complete with a detached garage, off-road parking, and generous gardens to both the front and rear.

Situated in the charming village of Bootle, on the edge of the Lake District National Park, this property offers an ideal balance of peaceful rural living and convenient local amenities. The village benefits from a local shop and football club, while both the train station and the beach are just a five-minute drive away—perfect for commuters and those looking to enjoy the surrounding natural beauty.

This home is ideal for families or those seeking a quieter lifestyle within easy reach of stunning countryside and coastal scenery. Local occupancy clause applies - Call for full details

On approach, a rendered dwarf wall encloses the front of the property, with a driveway providing off-road parking for two vehicles and leading to both the front entrance and detached garage.

Upon entering, you are welcomed into a hallway with access to a convenient ground floor WC, staircase to the first floor, and a door leading into the lounge. The lounge is a cosy and inviting space, featuring a wood-burning stove and an archway opening through to the kitchen. The kitchen is fitted with a good range of modern grey base and wall units, offering ample storage and workspace.

Externally, the rear garden is of a generous size, enjoying both patio and lawned areas—ideal for outdoor dining and family use. The detached garage can be accessed via an up-and-over door from the front, as well as a useful side door leading directly into the rear garden.

Reception

17'5" x 12'5" (5.31 x 3.79)

Kitchen

8'3" x 12'6" (2.53 x 3.83)

Bathroom

5'0" x 8'2" (1.54 x 2.49)

Bedroom

10'8" x 14'0" max (3.27 x 4.29 max)

Bedroom two

12'2" x 10'5" (3.71 x 3.20)

Bedroom three

8'1" x 10'10" (2.48 x 3.31)

Bathroom

8'8" x 11'5" (2.66 x 3.50)

Garage

9'2" x 19'6" (2.81 x 5.96)



- Three Bedrooms
- Off Road Parking
- EPC E

- Village Location
- Detached Garage
- Council Tax



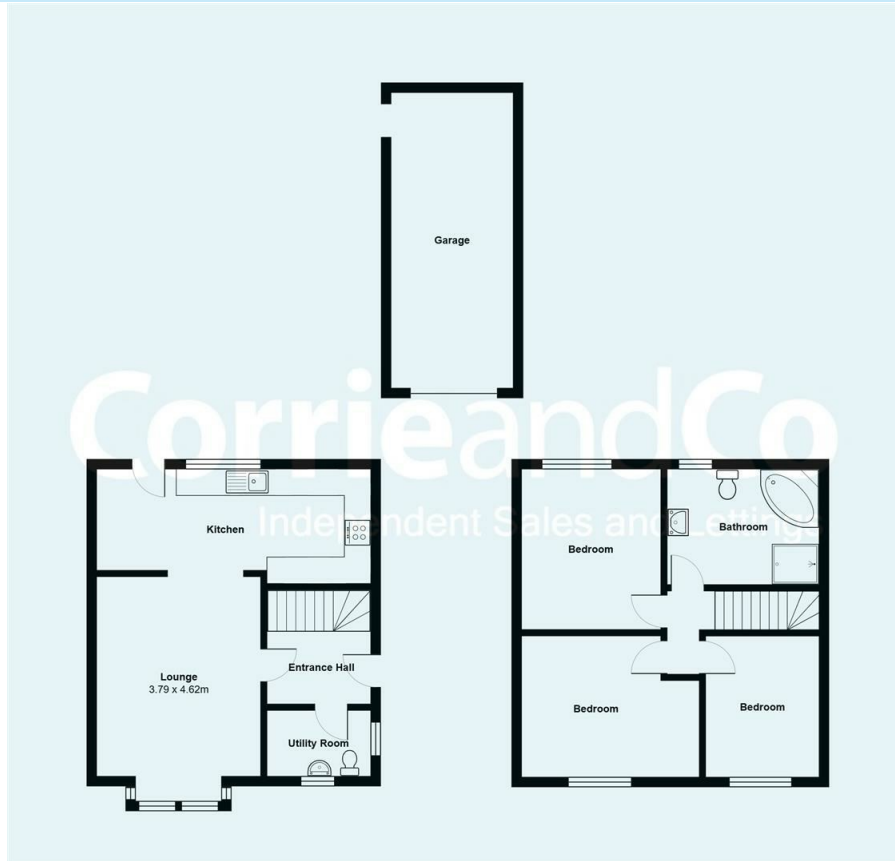
Road Map



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 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		82
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	