



## 2 Station Mews

Millom, LA18 5AY

Offers In The Region Of £162,500



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*We are pleased to present this beautifully maintained townhouse, ideally situated in a quiet, tucked-away location just off Salthouse Road in Millom—within walking distance of the town centre and its full range of local amenities.*

*Set over three floors, the property offers spacious and well-designed living accommodation, including a comfortable lounge, a generous kitchen/diner, utility room, and ground floor WC. There are four bedrooms and two modern bathrooms, providing ample space for families or those working from home.*

*Externally, the home benefits from courtyard areas to both the front and rear, along with two allocated parking spaces.*

*Finished to a high standard throughout and offered with no forward chain, this move-in-ready property is an excellent opportunity not to be missed.*

Upon entering the property through a forest green wooden fence and a UPVC front door, you are welcomed into the entrance hall. This spacious hall provides access to the ground floor study/reception room, WC, utility room, and a generous kitchen/diner. A staircase leads to the first floor, where you'll find a large reception room offering stunning views over the estuary, as well as a family bathroom and two generously sized bedrooms.

A second staircase leads to the top floor, where there are two additional bedrooms, one of which is en-suite.

Externally, the property benefits from two off-road parking spaces in the communal parking area. To the rear, a private, fenced-off courtyard garden offers a peaceful outdoor retreat.

### Hallway

5'0" x 8'4" (1.535 x 2.559)

### Kitchen

12'5" x 16'1" (3.800 x 4.927)

### Utility

6'2" x 7'3" (1.886 x 2.228)

### Lounge

12'5" x 16'2" (3.790 x 4.935)

### Bedroom

9'8" x 8'4" (2.948 x 2.542)

### Bedroom

7'5" x 9'7" (2.286 x 2.942)

### Bathroom 1st floor

### Bedroom three

11'1" x 9'2" (3.401 x 2.819)

### Bedroom four

12'8" x 14'9" (3.877 x 4.507)

### En Suite

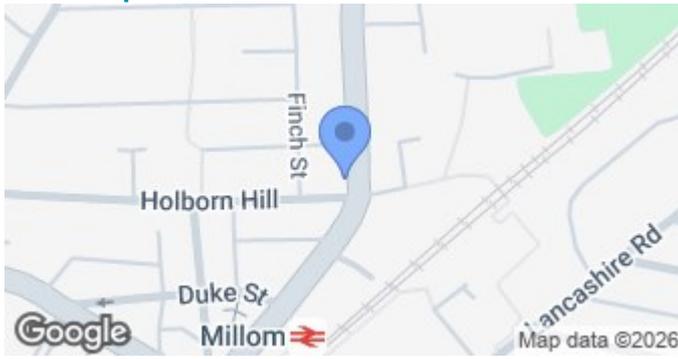
6'9" x 7'8" (2.080 x 2.339)



- Four bedrooms
- Large kitchen/diner
- Allocated parking space
- Council tax band B
- Two bathrooms
  - No chain
  - Rear courtyard
  - EPC E



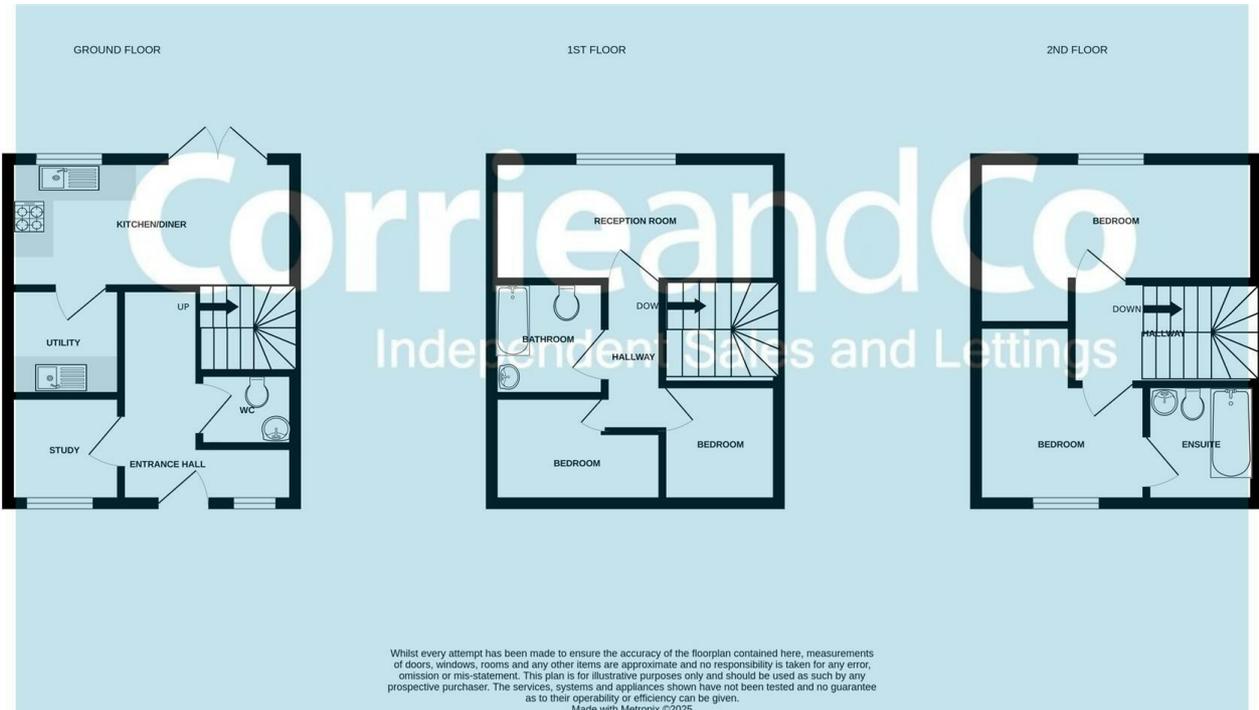
## Road Map



## 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		78	52
		EU Directive 2002/91/EC	