



## 4 Katherine Street

Millom, LA18 4AQ

Offers In The Region Of £95,000



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*This charming end-terrace home, featuring two bedrooms and a spacious attic room, is perfect for first-time buyers or families seeking a property with potential to personalize. Recently upgraded with new central heating in 2025, it combines comfort with exciting scope for your own finishing touches. Larger than average, the house boasts a flexible and well-planned layout. On the ground floor, a bright and inviting living room provides the ideal space for relaxation or entertaining. The adjoining dining room is perfect for family meals and gatherings, while a cozy snug offers versatility as a home office, reading corner, or children's playroom.*

*Upstairs, two generously sized bedrooms provide plenty of room for rest and retreat. The family bathroom is thoughtfully fitted with both a bath and separate shower, ensuring convenience for busy households. Completing the accommodation is a versatile attic room, adaptable to suit your needs. Outside, the property benefits from a large garage, offering excellent storage or workshop potential*

This two-bedroom end-terrace property offers a fantastic opportunity to add your personal touch. As you enter, the hallway leads to both the living room and dining room, each featuring a gas fire and decorated in neutral tones with natural carpets.

The living room flows into a cozy snug area with an electric fire, which can serve various purposes, such as a dining room, utility space, or an extra comfortable living area.

The kitchen provides ample space, with base and wall units, a cream-tiled splashback, wood-effect flooring, a single sink unit with a chrome mixer tap and drainer, and enough room for a fridge/freezer and washing machine.

Upstairs, accessed via the entrance hall, you'll find two bedrooms and a family bathroom. The bathroom is spacious, offering both a separate bath and shower, ideal for family living. Additionally, there is a large attic room with a Velux window.

At the rear of the property, there is a good-sized yard area and a garage.

### Entrance Hall

15'10" x 3'2" (4.839 x 0.983)

### Dining Room

12'9" x 12'0" (3.904 x 3.674)

### Living Room

13'9" x 12'3" (4.210 x 3.735)

### Snug

8'9" x 8'2" (2.676 x 2.508)

### Kitchen

15'8" x 7'5" (4.787 x 2.284)

### Landing

13'9" x 5'3" (4.192 x 1.622)

### Bedroom One

16'1" x 12'3" (4.910 x 3.757)

### Bedroom Two

13'8" x 9'10" (4.189 x 3.020)

### Bathroom

9'5" x 8'7" (2.873 x 2.634)

### Attic Room

17'10" x 16'0" (5.453 x 4.880)

### Garage

14'11" x 8'2" (4.561 x 2.504)



- Central Heating installed 2025
  - Two Bedrooms
  - Modern Kitchen
  - Garage/ Storage
  - EPC - E

- Larger End Terrace
- Large Attic Room
- Separate Bath and Shower
- Council Tax Band - A



