

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 74 Grammerscroft

Millom, LA18 5EH

Offers In The Region Of £125,000



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# 74 Grammerscroft

Millom, LA18 5EH

## Offers In The Region Of £125,000



*An excellent opportunity to purchase this recently renovated three-bedroom family home, ideally located within close proximity to Millom town centre. The property benefits from easy access to local schools, stunning beaches, and scenic countryside walks. The accommodation briefly comprises a spacious lounge, modern kitchen, three well-proportioned double bedrooms, and a family bathroom. Externally, the property offers a large patio garden to both the front and rear, providing excellent outdoor space. This attractive home would suit a wide range of buyers, For further information or to arrange a viewing, please contact our Millom office on 01229 355333.*

*All furniture and white goods included in the price.*

As you approach this attractive terraced property, you are welcomed by a front garden mainly laid with flags, featuring a pathway leading to the front door and complemented by mature shrubs and trees.

Upon entering, you step into the lounge, which boasts stylish grey walls, wooden-effect flooring, and original cornicing to the ceiling, adding character and charm.

To the rear of the property is a newly fitted kitchen offering a good range of modern wall and base units in black, complemented by contrasting work surfaces. The kitchen includes a single sink unit with mixer tap and inset drainer, a newly fitted cooker and hob, tiled splashback, and tiled flooring.

Upstairs, there are three well-proportioned bedrooms, all finished in neutral décor with wooden-effect flooring, along with the family bathroom. The newly fitted bathroom comprises a white WC, wash basin, and bath with overhead shower attachment, finished with fully tiled walls.

Externally, to the rear of the property is a good-sized garden, ideal for outdoor enjoyment.

### Living room

14'8" x 13'11" (4.476 x 4.249)

### Kitchen

9'8" x 8'1" (2.954 x 2.478)

### Bedroom one

14'2" x 9'3" (4.320 x 2.839)

### Bedroom two

12'1" x 9'6" (3.696 x 2.897)

### Bedroom three

9'11" x 8'8" (3.023 x 2.649)

### Bathroom

7'2" x 5'0" (2.198 x 1.530)



- Three bedrooms
- Modern Bathroom
  - Quiet location
- Council Tax Band A

- Front & rear garden
- Recently renovated
  - EPC D
- All furniture and white goods included



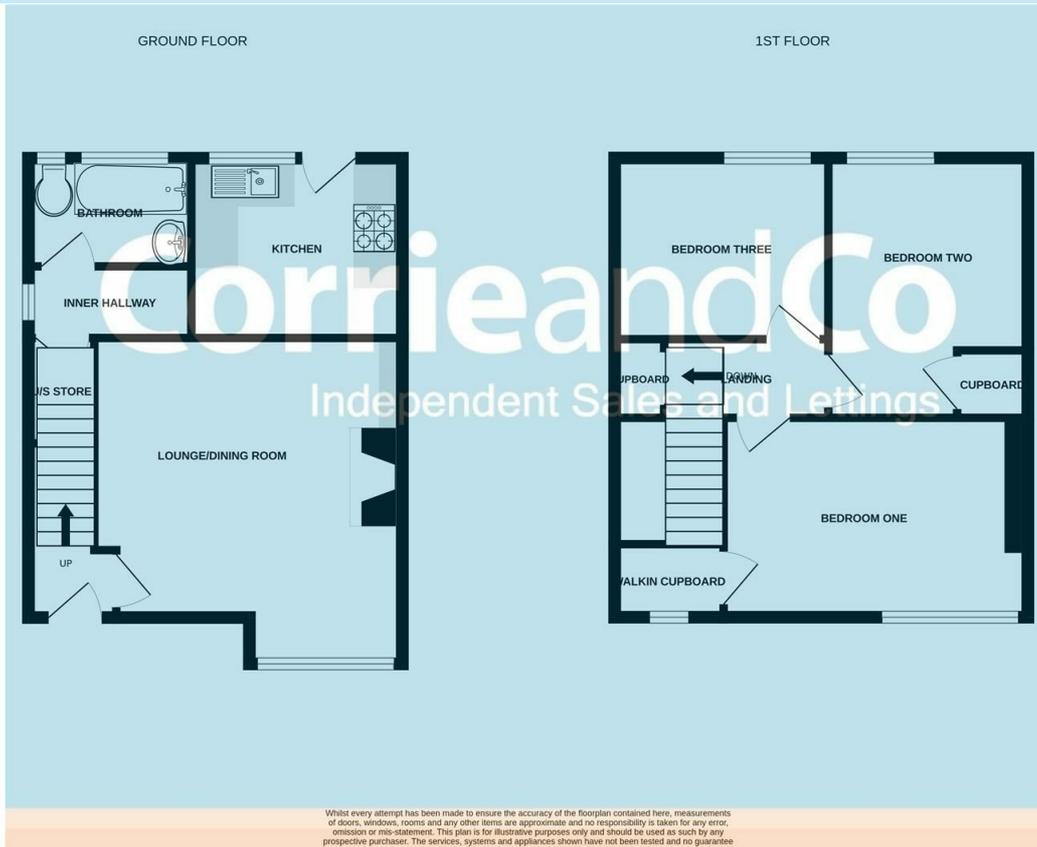
## Road Map



## 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		85	61
		EU Directive 2002/91/EC	