



## 34 Duke Street

Millom, LA18 5BB

Offers In The Region Of £165,000



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# 34 Duke Street

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## Offers In The Region Of £165,000



*A spacious three-story, four-bedroom family home situated on Duke Street, Millom, just a short walk from the town centre, offering convenient access to shops, schools, doctors, and the train station. This well-maintained property is move-in ready and features a living room, dining room, generously sized kitchen, and a downstairs utility room with a WC. The home also includes two large family bathrooms and four bedrooms, along with the added advantage of a good-sized rear yard.*

As you approach the property, you enter through a UPVC double-glazed door into a welcoming entrance hall. From here, you can access the living room, dining room, kitchen and the stairs to the first floor.

The living room features a large double-glazed window to the front, original cornicing, neutral décor, fitted carpet, and an electric fire. The dining room, equally spacious, also boasts original cornicing, neutral décor, a fitted carpet, and an electric fire.

The kitchen is well-equipped with a range of cream base and wall units, centered around an island with seating for three at the breakfast bar. It includes an electric oven, hob, and a single sink with a mixer tap. Adjacent to the kitchen is a generously sized utility room, with space for both a washing machine and dryer. There's also a convenient downstairs WC and wash basin.

On the first floor, you'll find two double bedrooms, both featuring neutral décor and fitted carpets, as well as a large family bathroom with a WC, wash basin, bath, and separate shower cubicle.

The second floor offers two additional bedrooms, again with neutral décor and fitted carpets, and another spacious family bathroom, similarly equipped with a WC, wash basin, bath, and separate shower cubicle.

At the rear of the property, there's a good-sized yard with a patio area, providing ample space to sit and enjoy the outdoors or could be used as a parking space.

### Entrance Hall

15'9" x 3'7" (4.809 x 1.093)

### Living Room

15'0" x 13'2" (4.576 x 4.030)

### Dining Room

13'11" x 11'1" (4.253 x 3.402)

### Kitchen

13'9" x 11'2" (4.196 x 3.409)

### WC

5'7" x 2'11" (1.720 x 0.911)

### Utility

10'6" x 8'3" (3.207 x 2.529)

### Bedroom Two

13'11" x 10'8" (4.267 x 3.258)

### Bedroom One

15'9" x 14'10" (4.811 x 4.525)

### Family Bathroom First Floor

12'10" x 11'1" (3.926 x 3.398)

### Bedroom Four

14'1" x 9'7" (4.301 x 2.924)

### Bedroom Three

15'11" x 14'8" (4.866 x 4.491)

### Dressing Room

11'1" x 5'11" (3.387 x 1.806)

### Family Bathroom Second Floor

10'11" x 8'8" (3.332 x 2.655)



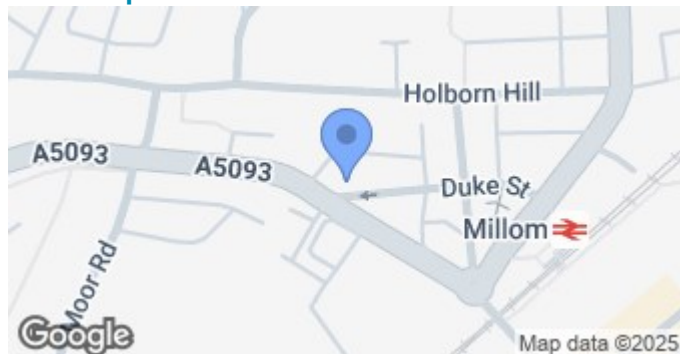


- Large home
- Two bathrooms
- Well presented throughout
- Downstairs WC

- Four bedrooms
- Good size yard to rear
- Utility room
- EPC D



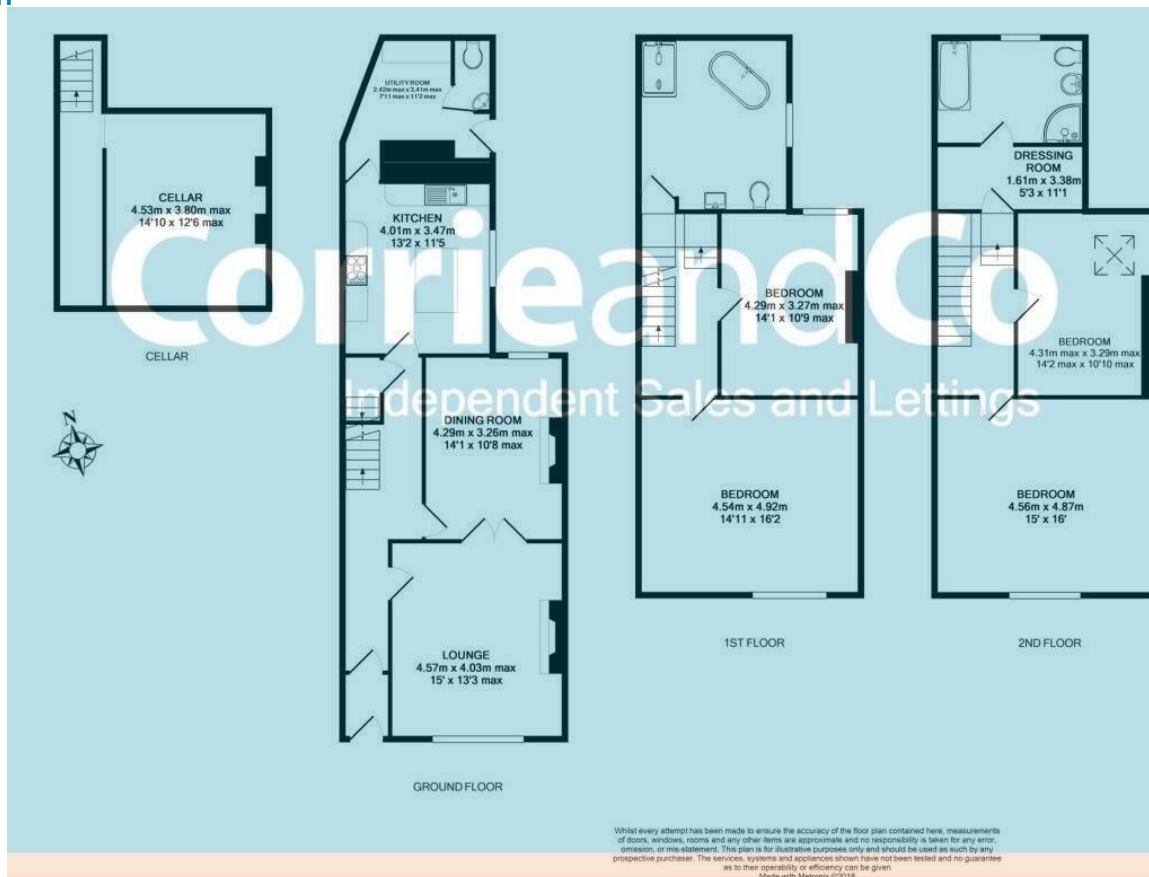
## Road Map



## Terrain Map



## Floor Plan



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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 EU Directive 2002/91/EC		