

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 59 Bank Head

Millom, LA18 4LZ

Offers In The Region Of £260,000



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*A three-bedroom extended semi-detached family home offering spacious and well-presented accommodation throughout. The property benefits from two reception rooms, providing flexible living space, and a larger-than-average rear garden that enjoys pleasant views over the surrounding countryside. Situated on the outskirts of the popular seaside village of Haverigg, the home offers a peaceful setting while still being conveniently located for local amenities, beaches and coastal walks. Finished to a high modern standard throughout, the property is ready to move straight into, making it an ideal choice for buyers seeking a comfortable and well-maintained home.*

As you approach this semi-detached property, you are welcomed by a front garden mainly laid to lawn, with a pathway leading to the front door. A gate to the side of the property provides convenient access to the rear garden.

You enter the home through a hallway finished in neutral décor with wooden flooring. Beneath the stairs there is a WC. From the hallway you can access the living room, kitchen, and the staircase leading to the first floor.

The lounge is a spacious room featuring a large window that allows plenty of natural light to fill the space. It is decorated with beige walls and a beige fitted carpet, and features a newly installed wood burner that creates an attractive focal point. An open archway leads through to the kitchen/diner.

The kitchen is fitted with sleek cream gloss wall and base units complemented by contrasting work surfaces. It includes a double sink with mixer tap, two ovens, and a gas hob. There is also an integrated fridge/freezer and dishwasher included in the sale. The walls are painted in a neutral beige tone, with wooden flooring in the kitchen area and fitted carpet in the dining space. A breakfast bar provides seating for two people.

From the kitchen you can access the utility room, which has plumbing for a washing machine along with additional white wall and base units. Beyond this is another large room, currently used as a sunroom, providing a versatile second reception room, games room, or potential additional bedroom with double doors opening to the decked area.

Upstairs, the property offers three bedrooms, all finished to a modern standard, along with a family bathroom. The bathroom is fitted with a three-piece white suite comprising a WC, wash basin, and bath with an overhead shower attachment. It also features grey tiled splashbacks and grey flooring.

To the rear of the property is a generous garden that extends to both the back and side of the home with views over the countryside. The outdoor space includes a decked seating area, a patio, and a substantial lawn, as well as a workshop.

### Hallway

6'1" x 17'7" (1.86 x 5.37)

### Lounge

15'11" x 11'5" (4.87 x 3.48)

### Kitchen/Diner

27'10" x 10'0" (8.49 x 3.05)

### Utility room

11'5" x 5'1" (3.50 x 1.57)

### Sun room

20'11" x 11'5" (6.38 x 3.50)

### Bedroom

13'8" x 10'1" (4.18 x 3.09)

### Bedroom

12'1" x 11'6" (3.70 x 3.52)

### Bedroom

10'0" x 8'4" (3.05 x 2.55)

### Bathroom

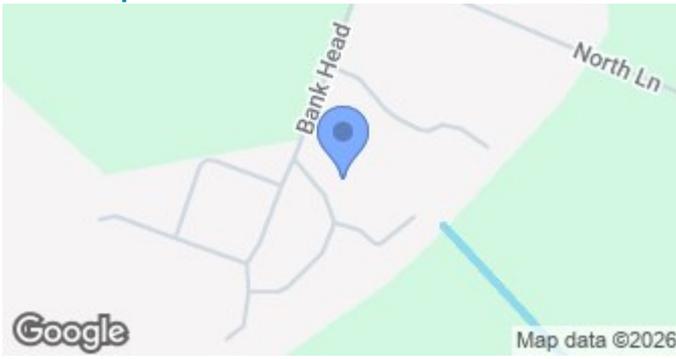
8'5" x 6'11" (2.57 x 2.13)



- Extended family home
- Open plan kitchen/diner
  - Large Garden
  - EPC tbc
- Two reception rooms
- Modern throughout
- Three bedrooms
- Council tax band A



## 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		EU Directive 2002/91/EC	