



157 Holborn Hill

Millom, LA18 5BN

Offers In The Region Of £80,000



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We're delighted to offer this two-bedroom terraced family home, ideally situated on Holborn Hill, just a short walk from Millom Town Centre. Set over two floors, the property offers great potential and is ready for modernisation—perfect for those looking to make a home truly their own.

The ground floor features an open-plan living and dining area with kitchen, as well as a convenient shower room. Upstairs, you'll find two well-proportioned bedrooms. Outside, there's a low-maintenance rear garden, ideal for relaxing or entertaining. If you're seeking a property with scope to add your personal touch, this could be the one!

Upon arrival, you are welcomed by a white UPVC front door that opens into a small vestibule. Continuing through, you enter a spacious open-plan living and dining room. This bright and airy space benefits from windows at both the front and rear, allowing in plenty of natural light. The room features two fireplaces, a neutral décor, and a patterned carpet that runs throughout both areas. The staircase, located at the rear, provides access to the first floor.

At the back of the property is the kitchen, which is fitted with a generous range of wood-style base and wall units, complemented by a marble-effect work surface and cream tiled splashback. A window to the side aspect provides additional natural light, and the kitchen includes a single sink unit with mixer tap, as well as a freestanding oven and hob.

Adjacent to the kitchen is a small utility area that leads to the rear yard via an external door. There is also a ground floor shower room featuring a three-piece suite comprising a WC, wash basin, and shower cubicle, with tiled-effect walls.

Upstairs, the first floor offers two well-proportioned double bedrooms, both finished with wallpaper and fitted carpets.

To the rear of the property lies a low-maintenance garden, which includes a patio area, a section laid with decorative chippings, and a wooden gate providing rear access.

Living Room

11'11" x 11'2" (3.654 x 3.412)

Dining Room

12'11" x 11'11" (3.956 x 3.654)

Kitchen

7'1" x 5'9" (2.174 x 1.755)

Rear Entrance

5'9" x 3'2" (1.774 x 0.976)

Ground Floor Shower Room

6'5" x 5'10" (1.977 x 1.790)

Bedroom One

11'11" x 10'10" (3.647 x 3.312)

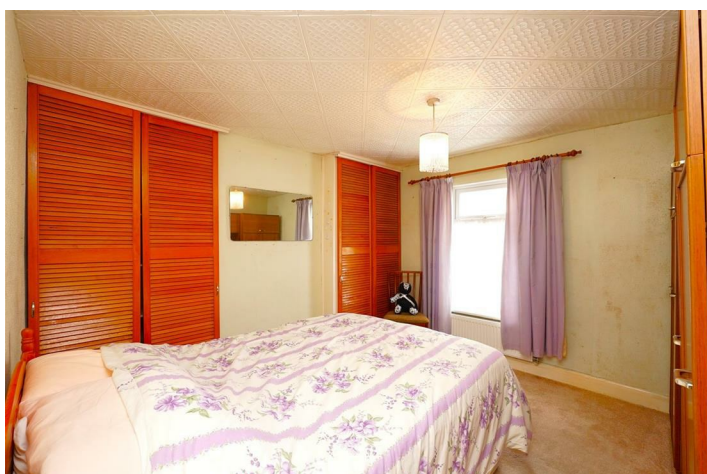
Bedroom Two

13'0" x 9'2" (3.978 x 2.816)



- Open plan living/diner
- Low Maintenance garden
- EPC D

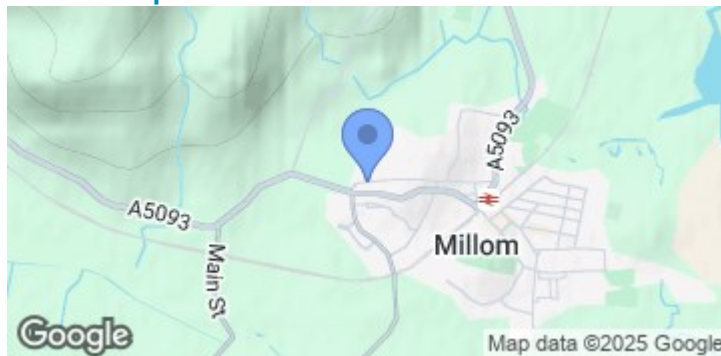
- Two double bedrooms
- Ground floor shower room
- Council Tax Band A



Road Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, volumes, counts and any other items are approximate and no responsibility is taken for any errors or omissions in the statements. They given for information only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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		