



72 Wellington Street

Millom, LA18 4DQ

Offers In The Region Of £87,500



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This recently renovated three-bedroom mid-terrace home is ideally situated in the heart of Millom town centre, making it a fantastic opportunity for first-time buyers or couples seeking a stylish and reliable home. The property has undergone a comprehensive renovation, including full ground floor tanking with a guarantee, a complete rewire, and a brand-new plumbing system. A new gas combi boiler has been installed, achieving an EPC rating of C, and the house now benefits from hardwired fire and CO2 alarms with phone connection capability for added safety and convenience.

The interior has been fully re-plastered, including all walls and ceilings, and new carpets have been fitted throughout. The kitchen is newly installed and offers a modern, functional space ready for use. UPVC double glazing has been updated across the property, with the exception of the bathroom window and back door, and a new front door further enhances the entrance. Externally, the property features new fascia boards and guttering. While the roof and external rendering were already in good condition and didn't require replacement, new insulation has been added to the loft, which also benefits from a new hatch for improved access.

Presented as a blank canvas, the home is ready for the new owner to make it their own. Its central location ensures easy access to local shops, schools, and transport links, adding to its appeal. This is a turn-key property where all the hard work has already been done, offering modern, low-maintenance living in a well-connected community.

Approaching the property from the street, you're welcomed by a newly fitted front door that opens into a small vestibule—ideal for coats and shoes. From here, you step into a spacious, open-plan lounge featuring a modern open staircase and freshly laid grey fitted carpet that adds a clean, contemporary feel to the space. This generous living area offers plenty of room for both relaxation and entertaining.

The lounge flows seamlessly into the newly fitted kitchen, designed with stylish navy wall and base units, complemented by a wood-effect worktop that brings warmth and character to the space. Continuing through the kitchen, an inner hallway provides access to the rear yard and leads to a beautifully finished ground-floor bathroom. This newly installed suite includes a bath with an overhead shower, a basin, and a WC, all presented in crisp, modern white. The bathroom is accessed via a sleek sliding door that maximises space.

Upstairs, the first floor hosts three good-sized bedrooms, all well-proportioned and bright, along with access to the loft. The entire home has been freshly renovated, offering a blank canvas throughout—ideal for buyers looking to personalise their space.

With a full rewire, new plumbing, a new gas combi boiler, hardwired alarms, new carpets, and updated insulation, this property combines modern efficiency with classic terraced charm. Located in Millom town centre, it's perfectly positioned close to local amenities and transport links, making it a smart choice for first-time buyers or couples ready to settle into a beautifully updated home.

Vestibule

4'0" x 3'3" (1.227 x 1.016)

Living Room

14'9" x 13'2" (4.515 x 4.036)

Dining Room

13'2" x 12'5" (4.033 x 3.788)

Kitchen

13'4" x 7'0" (4.066 x 2.141)

Bathroom

6'7" x 4'4" (2.007 x 1.332)

Rear Entrance

7'0" x 2'6" (2.154 x 0.775)

Landing

14'2" x 5'0" (4.333 x 1.545)

Bedroom One

12'6" x 12'0" (3.832 x 3.672)

Bedroom Two

14'3" x 7'4" (4.367 x 2.240)

Bedroom Three

9'7" x 7'6" (2.938 x 2.304)

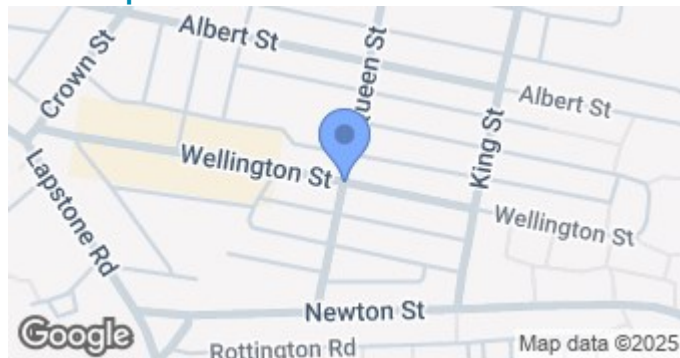


- Recently Renovated
- Town Centre
- Council Tax A

- Three Bedrooms
- EPC C



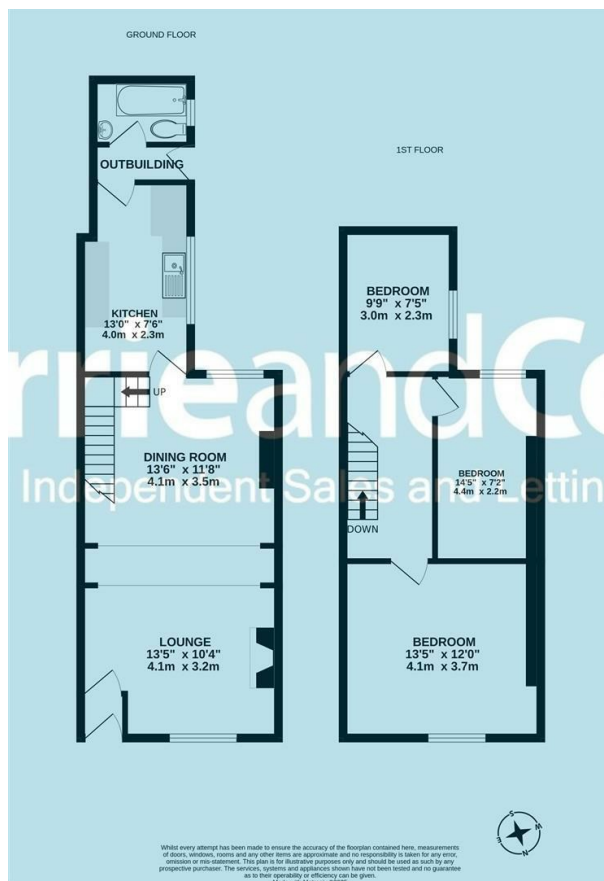
Road Map



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 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		