



## 2 Red Lion Court

Millom, LA18 5BG

Offers In The Region Of £170,000



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### Offers In The Region Of £170,000



*An excellently presented three-bedroom semi-detached home, ideally located just a short distance from Millom town centre. With local shops, schools, and the train station all within walking distance, this property offers convenience and practicality for everyday living. The home also boasts a charming courtyard garden and two off road parking spaces in a private car park adjacent to the property, making it an ideal choice for a wide range of buyers.*

The property features a small forecourt garden to the front, adorned with mature trees and shrubs and framed by a charming dwarf sandstone wall. Two off road parking spaces are located adjacent from the property in a private car park.

Upon entering the property, you're welcomed into a sizable entrance hallway with the staircase to the left and a doorway to the cozy lounge on the right. The lounge boasts an attractive gas fireplace and a large front window, filling the room with natural light. A ground floor WC is conveniently located in the hallway.

The kitchen is well-equipped with ample base and wall units, offering plenty of space for cooking and entertaining. There's also room for a dining table, and sliding glazed doors provide access to the private courtyard garden at the rear.

On the first floor, you'll find three good-sized bedrooms, one of which is currently being used as an office, as well as a family bathroom. The property offers a great balance of comfort, functionality, and charm, making it ideal for a wide range of buyers.

#### Entrance Hall

6'0" x 4'9" (1.841 x 1.460)

#### Living Room

14'0" x 10'4" (4.278 x 3.174)

#### Kitchen-Diner

16'11" x 8'10" (5.177 x 2.701)

#### Landing

8'4" x 6'3" (2.558 x 1.906)

#### Bedroom One

12'3" x 10'4" (3.739 x 3.162)

#### Bedroom Two

10'7" x 9'11" (3.231 x 3.034)

#### Bedroom Three

7'0" x 7'0" (2.154 x 2.144)

#### Family Bathroom

7'3" x 6'8" (2.222 x 2.038)

#### WC

4'7" x 2'8" (1.422 x 0.831)



- Three Bedrooms
- Courtyard Garden
  - EPC C
- Two Off Road Parking Spaces

- Family Home
- Ground Floor WC
- Council Tax B





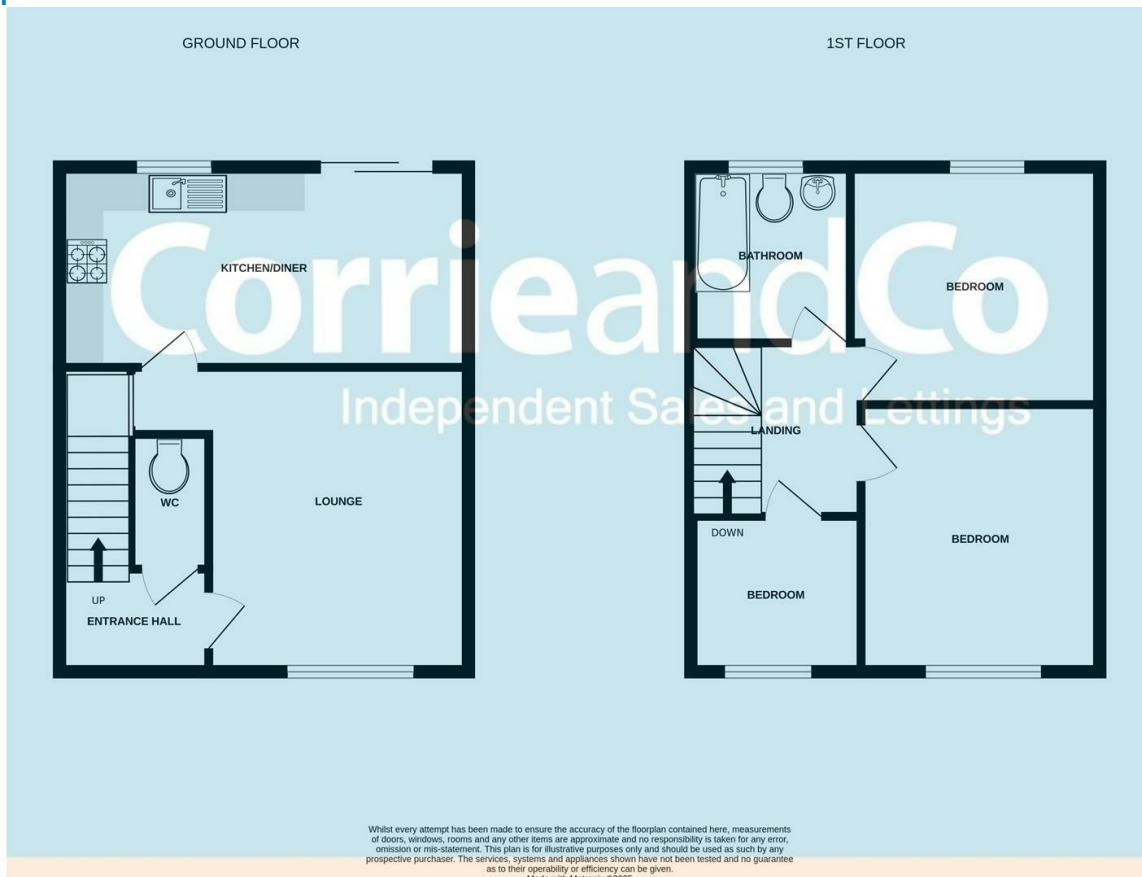
## Road Map



## Terrain Map



## Floor Plan



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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.

