

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 7 Egremont Street

Millom, LA18 4EA

Offers In The Region Of £99,000



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# 7 Egremont Street

Millom, LA18 4EA

## Offers In The Region Of £99,000



*A beautifully presented three-bedroom terraced home located close to the town centre of Millom, featuring a spacious attic room. This modern property has been thoughtfully updated throughout and finished to a high standard, offering stylish and comfortable living accommodation that is ready to move straight into.*

*It would make an ideal purchase for a first-time buyer looking to get onto the property ladder, or for a growing family searching for a welcoming and conveniently located home.*

As you enter through the white uPVC front door, you are welcomed into a convenient entrance porch. Through the internal door is the open-plan lounge/diner, featuring windows to both the front and rear aspects, allowing plenty of natural light to flow through the space. The room is decorated with white walls and grey wood-effect flooring, with open access to the staircase leading to the first floor and ample space for a dining table.

Continuing through the property is the kitchen, which is fitted with a good range of base and wall units complemented by a contrasting work surface. There is a double sink unit with mixer tap and inset drainer, along with an integrated oven, hob and extractor fan. There is also sufficient space for a washing machine. A external door leads to the rear yard.

At the rear of the property is a modern bathroom fitted with a white three-piece suite comprising a WC, wash basin and L-shaped bath with overhead shower attachment. The walls are fully cladded and the room is finished with wood-effect flooring.

To the first floor are three bedrooms, all presented with modern décor and fitted carpets. From the first-floor landing, a further staircase leads to the attic room, which is a spacious area that could be used for a variety of purposes.

Externally, to the rear of the property there is an enclosed yard with a gate providing access to the back street.

### Lounge

13'10" x 10'8" (4.23 x 3.27)

### Dining room

13'10" x 12'9" (4.23 x 3.90)

### Kitchen

7'5" x 8'9" (2.28 x 2.68)

### Bathroom

7'5" x 9'2" (2.28 x 2.80)

### Bedroom one

13'9" x 10'11" (4.21 x 3.35)

### Bedroom two

7'10" x 13'10" (2.41 x 4.22)

### Bedroom three

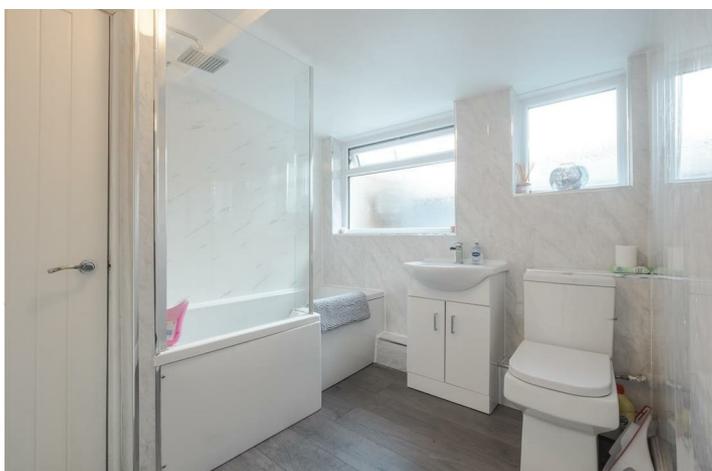
7'8" x 8'7" (2.35 x 2.64)

### Attic room

12'8" x 16'2" (3.88 x 4.95)



- Beautifully presented throughout
  - Large attic space
  - EPC C
  - Modern kitchen & bathroom
- Three bedrooms
- Close to Town Centre
- Council tax band A
  - Rear yard



## 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.

