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INDEPENDENT SALES & LETTING AGENTS

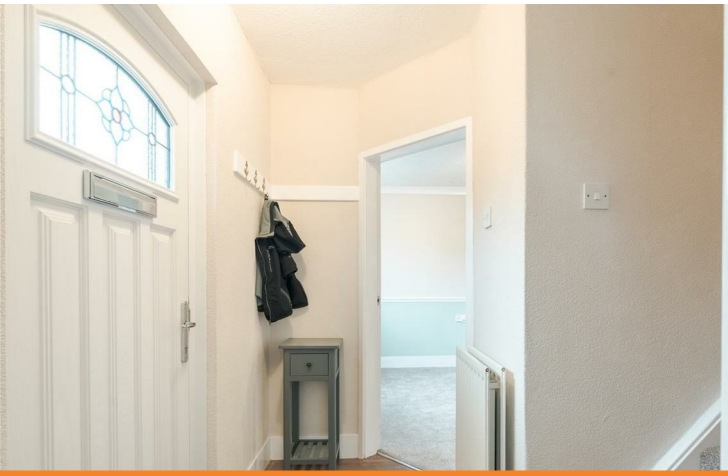


21 Festival Road

Millom, LA18 5AN

Offers In The Region Of £190,000

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21 Festival Road

Millom, LA18 5AN

Offers In The Region Of £190,000





A lovely family semi-detached home, situated in a popular residential area, benefiting from a rear ground-floor extension and offering spacious and versatile accommodation throughout.

The property features a modern lounge and kitchen, a bright sunroom, two useful utility areas and a workshop. There are also three well-proportioned bedrooms and a family bathroom.
Externally, the property enjoys generous gardens to both the front and rear, with lovely views across the surrounding countryside and estuary from the rear garden. A private driveway also provides convenient off-road parking.
An ideal family home, offering plenty of space both inside and out.

As you approach this lovely family home, you are greeted by a front garden laid with decorative chippings and a driveway to the side, providing convenient off-road parking. A pathway leads to the front entrance.
Stepping inside, you enter the hallway, with the kitchen situated to the right and the lounge to the left.
The lounge is a generously sized and welcoming reception room, featuring a window overlooking the front aspect and double doors opening into the sunroom. The room boasts a number of charming features, including ceiling cornicing, a dado rail and a wood-burning stove set beneath a wooden mantel, with a slate hearth. The décor is finished in complementary cream and green tones, with fitted carpeting underfoot.
The kitchen offers a good range of pale green wall and base units, complemented by black handles, wood-effect work surfaces and matching flooring. There is an integrated black sink with mixer taps, alongside a built-in double oven, hob and extractor hood. Adjoining the kitchen is a useful utility room, finished to complement the kitchen.
The bright and airy sunroom can be accessed from either the lounge or utility room, providing a lovely additional living space. With neutral décor, fitted carpeting and double doors opening out onto the rear garden, it is an ideal spot to relax and enjoy the garden views.
From the sunroom, there is access to a downstairs WC, a further utility room and a workshop, offering excellent additional space with a variety of potential uses to suit individual needs.
Moving upstairs, the first floor provides three bedrooms, a separate WC and a family bathroom. The bathroom is fitted with a white two-piece suite comprising a washbasin and corner bath. There is also a window overlooking the rear aspect and a tiled splashback.
To the rear, the property enjoys a good-sized garden, offering a combination of patio, decorative chippings and lawned areas. A particularly attractive feature is the outlook across the local estuary, providing a lovely backdrop to this outdoor space.

Entrance Hall
6'11" x 4'8" (2.11 x 1.43)

Lounge
18'5" x 11'8" (5.63 x 3.58)

Kitchen
11'9" x 11'8" (3.60 x 3.58)

Utility
11'8" x 6'0" (3.58 x 1.85)

Sun room
13'8" x 10'6" (4.19 x 3.22)

Utility two
8'10" x 8'2" (2.70 x 2.51)

Workshop
8'9" x 9'3" (2.67 x 2.82)

Landing
10'4" x 3'4" (3.16 x 1.04)

Bedroom one
9'2" x 11'10" (2.81 x 3.61)

Bedroom two
11'9" x 9'8" (3.59 x 2.97)

Bedroom three
8'1" x 8'6" (2.48 x 2.61)

Upstairs WC
4'11" x 2'4" (1.51 x 0.73)

Bathroom
6'0" x 6'5" (1.85 x 1.96)



- Semi detached family home
- Popular residential area
- Downstairs and upstairs WC
- Garden to front and rear
- Council tax band A
- Extended to the ground floor
- Three bedrooms
- Off road Parking
- EPC D
- Views from the rear

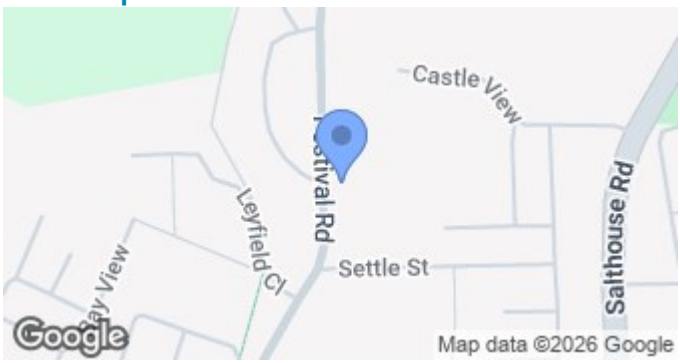








Road Map



Terrain Map



Floor Plan



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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.

