

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 20 Poolside

Millom, LA18 4HW

Offers In The Region Of £225,000



3



2



1



D



# 20 Poolside

Millom, LA18 4HW

## Offers In The Region Of £225,000



*A spacious, larger-than-average double-fronted end-terrace home, ideal for family living, situated in the popular seaside village of Haverigg. This well-presented property offers a rear garden, three double bedrooms, two bathrooms, and versatile attic rooms, along with a generous lounge and well-sized kitchen, providing flexible and comfortable living space throughout.*

On approach, this attractive double-fronted home features white uPVC windows and a matching front door, creating a welcoming first impression. You enter through a porch with a clad ceiling and wall lights – perfect for storing sandy shoes after a stroll along the nearby beach. A further uPVC door leads into the inner entrance hall, where a staircase rises to the first floor and an opening leads into the lounge/dining room.

The L-shaped lounge/dining space offers ample room for sofas, additional seating, and a family dining table, making it ideal for both everyday living and entertaining. French doors open out to the rear garden, allowing plenty of natural light to fill the room. A glazed oak internal door leads through to the well-sized kitchen, fitted with cream base and wall units. This thoughtfully designed space provides generous storage and worktop areas, perfect for family life.

The rear secure garden is a real highlight, featuring a decking area for outdoor seating, a large lawned space, and a garden shed – an ideal setting for relaxing, entertaining, or children to play.

On the first floor are three double bedrooms and two bathrooms. One bathroom is fitted with a shower, WC and wash basin, while the other offers a bath with shower, WC and wash basin. Both are tastefully decorated and finished with attractive tile-effect flooring.

Two attic rooms complete the accommodation, each benefiting from a Velux window. These versatile spaces are ideal for use as a playroom, home office, games room or hobby area, adding valuable flexibility to this impressive family home.

### Reception Room/Stair Well

11'5" x 10'10" (3.505 x 3.314)

### Living Room

11'2" x 10'10" (3.405 x 3.303)

### Dining Room

12'1" x 10'11" (3.705 x 3.349)

### Kitchen-Breakfast Bar

12'1" x 10'11" (3.690 x 3.337)

### Bedroom One

11'10" x 11'4" (3.607 x 3.465)

### Bedroom Two

11'8" x 8'9" (3.570 x 2.679)

### Bedroom Three

11'3" x 9'4" (3.445 x 2.860)

### Shower Room

6'4" x 6'0" (1.931 x 1.843)

### Bathroom

8'8" x 5'3" (2.653 x 1.603)

### Attic Room One/Snug Area

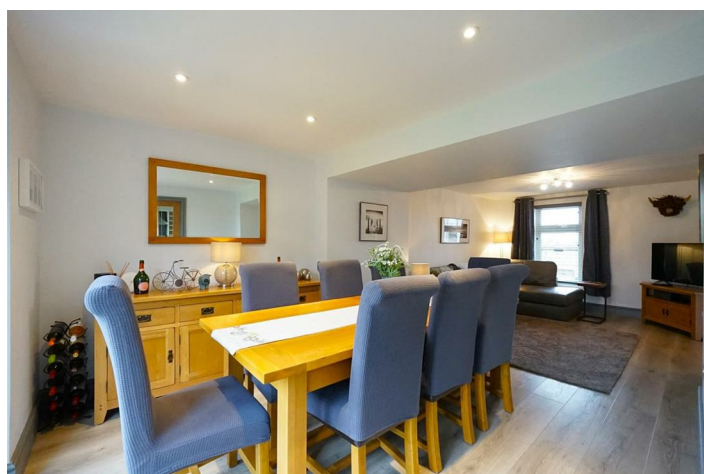
11'6" x 10'10" (3.524 x 3.307)

### Attic Room Two/Study

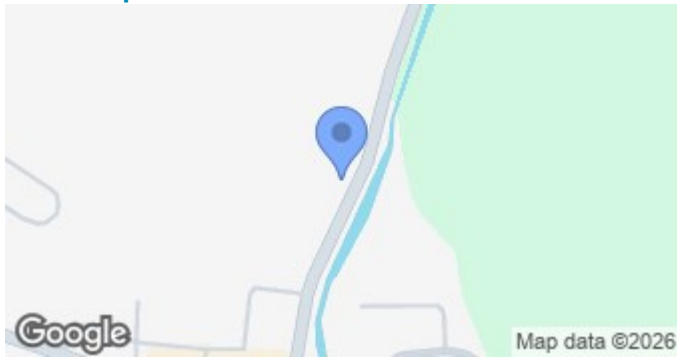
11'7" x 10'9" (3.551 x 3.294)



- Three double bedrooms
- Two modern bathrooms
  - Excellent Views
  - EPC D
- Rear garden with decking area, lawn and shed
  - Versatile attic rooms with Velux windows
  - Council Tax A



## 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.

