

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 59 Summer Hill

Millom, LA19 5UA

Chain Free £170,000



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# 59 Summer Hill

Millom, LA19 5UA

## Chain Free £170,000



*Excellent, extended family home, offering a perfect blend of comfort and modern living. With three well-proportioned bedrooms, spacious accommodation includes two lounges, one with a multi-fuel stove, along with an extended kitchen, making it an ideal choice for families or those seeking extra space.*

*The property also benefits from a well-appointed bathroom and a large garden, which is complemented by a patio area, ideal for outdoor gatherings or simply enjoying the fresh air. The generous garden offers ample space. To the front a terrace areas and off-road parking is available, providing convenience and peace of mind.*

This much improved family home is extended and set on a corner plot. The driveway and terrace area are a welcome approach. The exterior render is painted with recent grey UPVC windows, doors, fascia's and gutters to complement, giving a modern feel.

Entering the home is a light, central hallway providing stairs to the first floor and doors into the valuable second reception/snug and into the main lounge/diner. The main lounge has a light modern décor with multi fuel stove and runs to the rear of the house with French doors exiting to and overlooking the garden, Access into the kitchen offers ease for family dining. The large kitchen has a good range of base and wall units, a breakfast bar area which leads through to the utility, Windows overlook the rear garden and external door. There are complimentary tiles and range cooker by negotiation, plus recess for appliances.

The first floor offers three good size bedrooms and family bathroom with over bath shower, Master bedroom has floor to ceiling built in wardrobes.

Externally at the rear, is a lovely garden, with flagged patio, Benefiting from entrance to the kitchen and dining area. The flags lead onto a large grassed area along with shed.

### Entrance Hall

8'10" x 5'7" (2.698 x 1.722)

### Snug/Reception Room

12'3" x 9'2" (3.737 x 2.804)

### Living Room

12'7" x 9'0" (3.848 x 2.745)

### Dining Room

9'6" x 9'5" (2.902 x 2.881)

### Kitchen

9'0" x 8'8" (2.755 x 2.664)

### Kitchen-Utility

9'2" x 9'1" (2.800 x 2.779)

### Landing

7'8" x 5'10" (2.341 x 1.799)

### Bedroom One

12'4" x 10'6" (3.762 x 3.203)

### Bedroom Two

10'10" x 9'2" (3.325 x 2.813)

### Bedroom Three

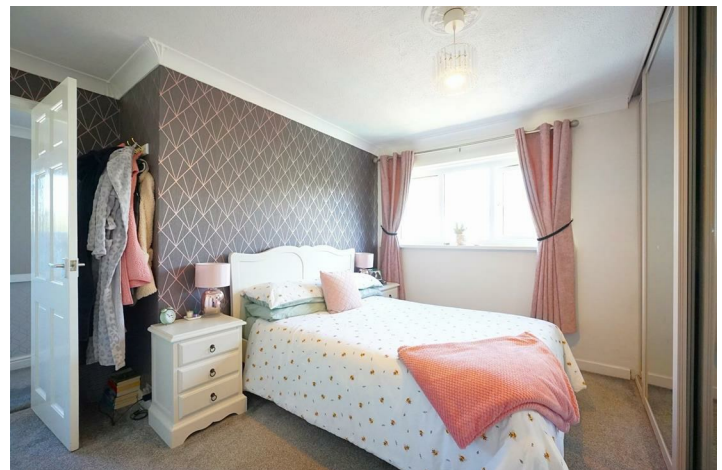
8'7" x 7'11" (2.618 x 2.425)

### Bathroom

7'7" x 5'5" (2.336 x 1.676)



- Extended Family Home
  - Three Bedrooms
  - Village Location
- Off Road Parking and Terrace
- Spacious Living Accommodation
- Large Rear Garden and Patio Area
  - Council Tax A
- Large Kitchen and Utility Room



## 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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	