



11 Robinson Row

Millom, LA18 5BT

Offers In The Region Of £110,000



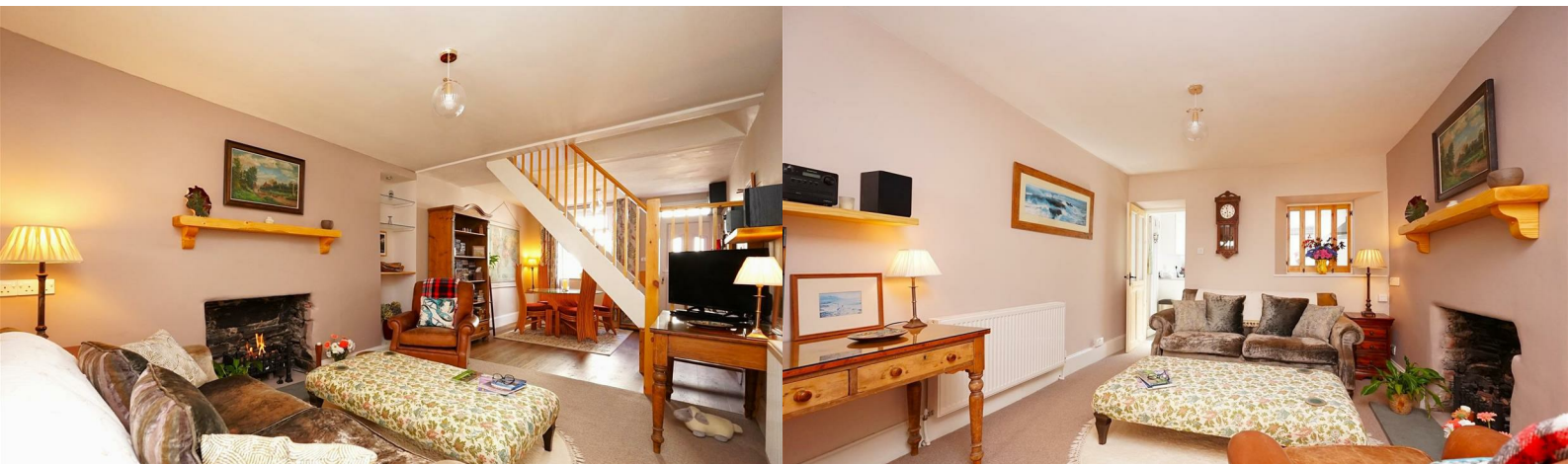
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A well-presented mid-terrace home situated in a peaceful location just off Holborn Hill, Millom. This charming property features an open-plan living and dining area, a modern kitchen, one bedroom, a spacious bathroom, and an additional attic room. It also boasts a delightful rear garden complete with a summerhouse — perfect for relaxing or entertaining.

Ideally located within walking distance of local schools, shops, and a range of other amenities.

As you approach the property, you're welcomed by a modern UPVC double-glazed door, which opens directly into the dining room. This space flows seamlessly into the open-plan living room, with a central feature of wooden stairs adding character. The dining area enjoys natural light from a front-facing window and is finished with neutral décor and wooden flooring.

The adjoining living room features a cosy open fire, beige fitted carpet, and matching beige walls. A charming shuttered window connects to the kitchen, creating a sense of openness while maintaining defined spaces.

Moving into the kitchen, you'll find a well-appointed selection of white base and wall units, complemented by a stylish grey worktop and grey tiled flooring. A skylight above brings in additional natural light, enhancing the fresh and airy feel.

Upstairs, the property offers a spacious double bedroom with neutral décor and fitted carpet. Also on this floor is a generously sized bathroom, complete with WC, washbasin, bathtub, and a large separate shower cubicle. White tiled splashbacks, painted walls, and wooden flooring complete the elegant look.

From the landing, a door leads to a converted attic room, providing extra space suitable for various uses.

To the rear of the property lies a charming garden, mainly laid with mature plants and shrubs. At the far end, a delightful summer house provides a perfect retreat, complete with its own kitchenette, seating area, and WC.

Dining Room

10'4" x 10'4" (3.172 x 3.170)

Living Room

12'11" x 10'5" (3.956 x 3.182)

Kitchen

10'10" x 8'10" (3.322 x 2.695)

Landing

6'4" x 4'9" (1.936 x 1.455)

Bedroom One

10'4" x 10'0" (3.175 x 3.069)

Bathroom (Bath Area)

9'8" x 4'10" (2.960 x 1.488)

Bathroom (Shower Area)

5'4" x 4'11" (1.634 x 1.508)

Attic Room

12'8" x 10'2" (3.873 x 3.124)

Attic Room Stairway/Storage

6'10" x 5'0" (2.100 x 1.533)

Summer house

12'10" x 11'6" (3.912 x 3.525)



- Well presented throughout
 - Summerhouse
 - EPC tbc
 - Quiet location

- Attic room
- Rear garden
- Council Tax Band A
- Gas central heating



GROUND FLOOR

KITCHEN

LIVING ROOM

DINING ROOM

UP

1ST FLOOR

BATHROOM

STORAGE

DOWN

BEDROOM

2ND FLOOR

DOWN

ATTIC

Corrie and Co

Independent Sales and Lettings

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Country	CO2 Emissions (t/capita)	Rating
Denmark	82	A
Sweden	81	B
Finland	80	C
Netherlands	55	D
Germany	39	E
France	21	F
Italy	1	G

EU Directive 2009/31/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