



## 8 Pepper Hall Walk

Millom, LA18 4HT

Offers In The Region Of £125,000



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*Located in the charming and sought-after seaside village of Haverigg, this two-bedroom terraced home offers a fantastic opportunity for renovation—giving you the chance to add your own personal touch.*

*Just a two-minute stroll from the beautiful local beach, the property is perfectly positioned for those who enjoy the peace and natural beauty of coastal living. Whether you're searching for a holiday retreat to unwind from everyday life or a permanent family residence, this home offers the ideal blend of charm, convenience, and potential.*

You enter the property through a generously sized porch—ideal for storing coats and boots. From here, you step into the entrance hall, which provides access to the stairs, kitchen, and the spacious living/dining area.

The kitchen is fitted with a range of base and wall units, complemented by matching work surfaces, tiled splashbacks, and wood-effect flooring. It includes a single sink unit with drainer and taps.

The living room is a bright and airy open space featuring a large window and sliding doors to the rear, allowing plenty of natural light to flood in. The room includes a fireplace with surround, white walls, a patterned carpet, and ample space for a dining table.

Upstairs, there are two bedrooms—both finished with textured wallpaper and patterned carpets. The family bathroom includes a white three-piece suite consisting of a WC, washbasin, and a shower with an overhead attachment and screen, set against stylish grey cladding splashbacks.

Outside, the front of the property boasts a paved courtyard area with views toward the sea. To the rear, there is a charming garden space with mature plants and shrubs.

### Porch

6'6" x 3'3" (1.997 x 1.002)

### Entrance hall

9'10" x 5'5" (3.022 x 1.656)

### Kitchen

6'10" x 10'8" (2.091 x 3.260)

### Living-Dining room

17'5" x 17'9" (5.323 x 5.427)

### Landing

8'6" x 6'2" (2.608 x 1.884)

### Bedroom one

14'4" x 9'6" (4.371 x 2.900)

### Bathroom

5'4" x 8'7" (1.651 x 2.619)

### Bedroom two

7'9" x 14'4" (2.387 x 4.384)

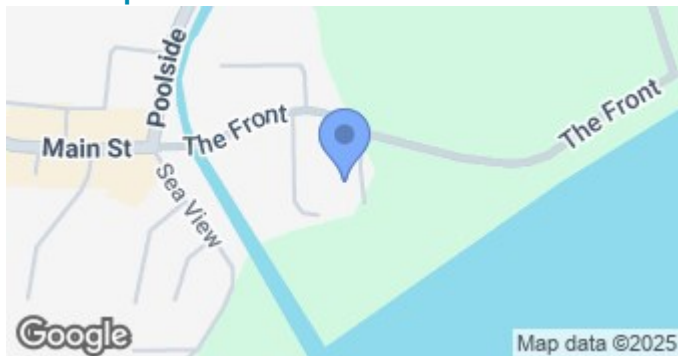


- 2 mintue walk to the Beach
- In need of moderisation
  - Garden
  - EPC tbc
- Popular village location
- Large open lounge/diner
  - Two bedrooms
  - Council Tax Band B

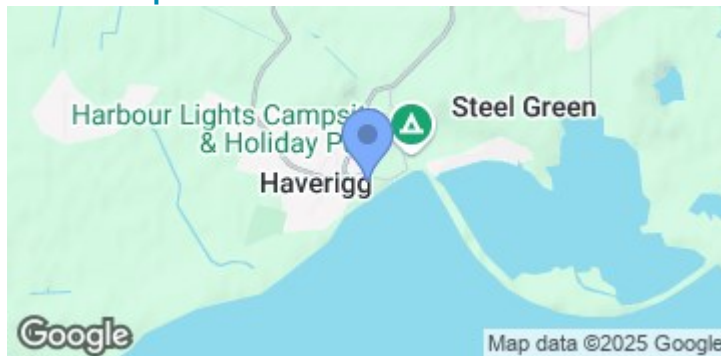




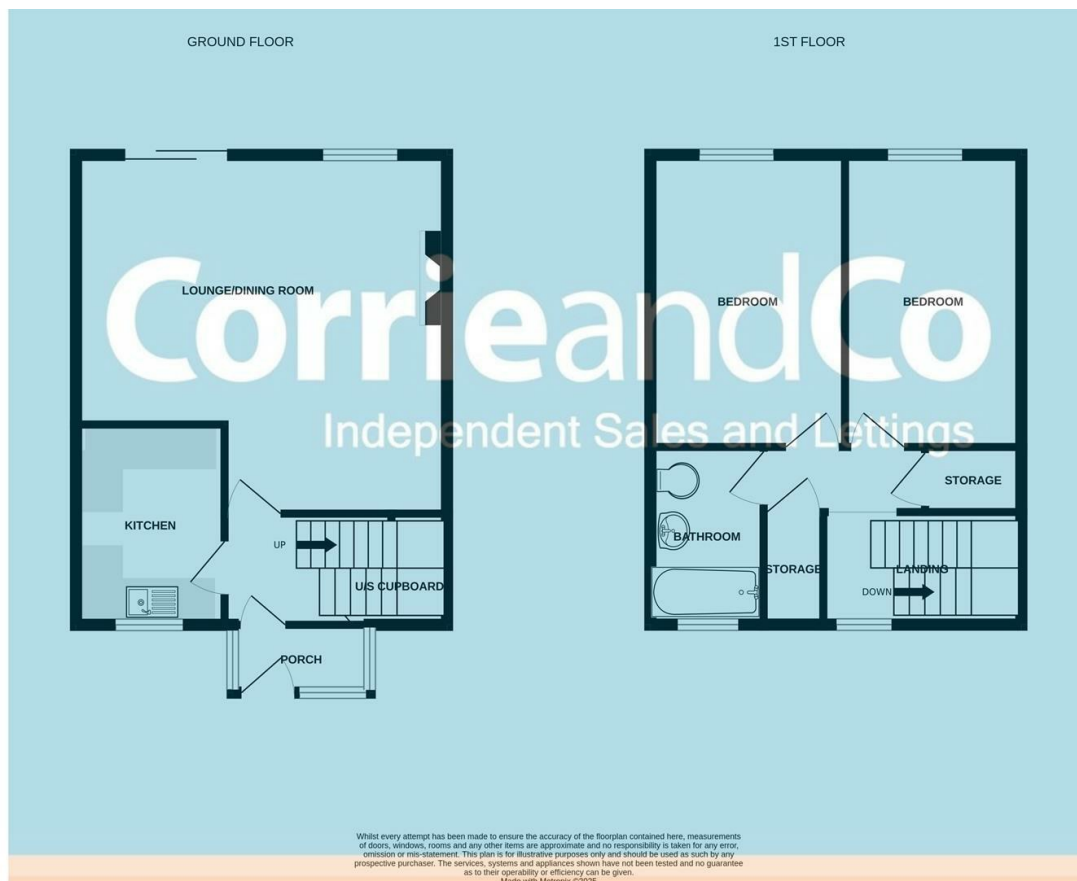
## Road Map



## 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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		