



63 Lonsdale Road

Millom, LA18 4AR

Offers In The Region Of £120,000



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This ready-to-move-into mid-terrace home presents an excellent opportunity for first-time buyers, investors, or those looking to add their own personal touch.

The property offers a spacious open-plan lounge and dining area, a modern fitted kitchen, and the added convenience of a ground-floor utility room and WC. Upstairs, there are two well-proportioned bedrooms and a stylish four-piece family bathroom.

Externally, the property benefits from a courtyard area to the front and a generously sized rear yard, providing ample space for outdoor seating and entertaining.

Entering the property through the front door, you are welcomed into a spacious living room with a window overlooking the front aspect. This bright reception room leads through to the dining room, providing an excellent space for family meals and entertaining. From the dining room, stairs rise to the first floor, while a doorway leads through to the kitchen. The kitchen is fitted with a range of units and benefits from tiled walls, an electric hob and a single oven. Beyond the kitchen is a useful utility/WC area, offering additional practicality and storage space. A rear entrance door provides access to the enclosed rear yard, ideal for outdoor seating, storage or further enhancement.

To the first floor, the landing gives access to two bedrooms. Bedroom One is a generous double room positioned to the front of the property, while Bedroom Two offers a versatile space suitable as a bedroom, nursery or home office. Completing the accommodation is the family bathroom, fitted with a bath, wash hand basin and WC. The bathroom features fully tiled walls and laminate flooring for ease of maintenance.

To the rear of the property is a good size yard with enough space for a table and chairs, with a gate leading to the backstreet.

Living Room

13'5" x 11'1" (4.098 x 3.401)

Dining Room

13'6" x 12'2" (4.122 x 3.729)

Kitchen

11'8" x 6'11" (3.568 x 2.123)

Utility/WC

6'7" x 5'0" (2.023 x 1.537)

Rear Entrance

6'10" x 2'6" (2.105 x 0.766)

Landing

12'1" x 4'10" (3.698 x 1.476)

Bedroom One

13'5" x 11'5" (4.109 x 3.496)

Bedroom Two

12'2" x 8'4" (3.725 x 2.548)

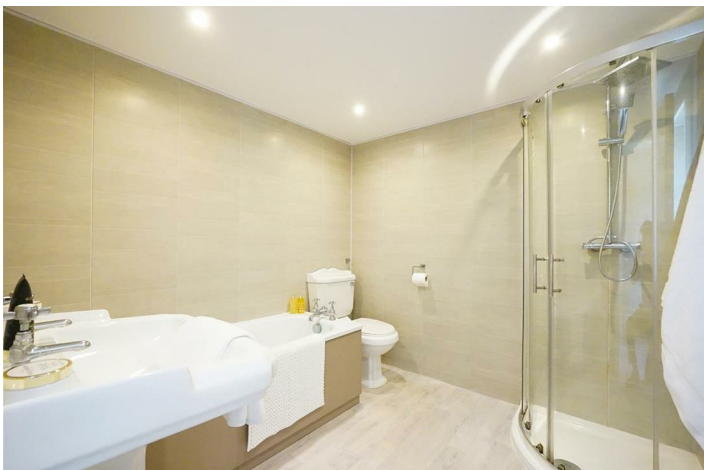
Bathroom

11'7" x 7'0" (3.549 x 2.154)

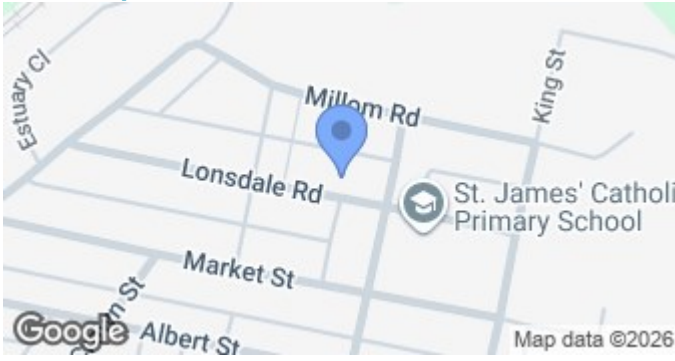


- Mid-terraced House
- Open plan Living Room and Dining Room
- Enclosed Rear Yard
- Council Tax Band - A

- Two Bedrooms
- Ground Floor WC/Utility
- Ideal for first-time buyers and investors
- EPC - tbc



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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	