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INDEPENDENT SALES & LETTING AGENTS



The Paddock Main Street

Millom, LA19 5TF

Offers In The Region Of £325,000



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An excellent three-bedroom detached bungalow, offering off-road parking, a front garden, a large rear garden, and a detached garage.

Ideally located in the village of Bootle, the property is within walking distance of the local shop, school, and café, with the beach and train station just a short drive away—perfect for both convenience and enjoying the surrounding coastline.

The accommodation comprises three well-proportioned double bedrooms, one benefitting from an en-suite shower room, along with a spacious lounge, kitchen, conservatory, and a family bathroom.

This property would make an ideal family home, enjoying beautiful countryside views in a peaceful yet accessible location.

On approach, a tarmac driveway providing ample off-road parking leads past a neat lawned frontage to both the detached garage and the bungalow, which benefits from a uPVC entrance porch.

The entrance porch opens into a bright dining room, featuring impressive floor-to-ceiling windows and a uPVC door to the side of the property, complemented by attractive shutter blinds. An archway leads through to the lounge, a welcoming space overlooking the front of the property, complete with a large window and a living flame fire.

From the dining room, double leaded glass doors open into the kitchen, which is fitted with a range of white base and wall units, complemented by stylish grey marble worktops. A door from the kitchen leads into the conservatory—a wonderfully light-filled space that provides direct access to the rear garden and enjoys beautiful open views.

A central hallway gives access to two double bedrooms and a family bathroom, which is fitted with a bath, over-bath shower, WC, and vanity unit. The third bedroom is accessed via an en-suite shower room/dressing room, creating a private and versatile principal suite. The main bedroom also benefits from doors leading out to the rear garden, making the most of the stunning countryside views.

Externally, the rear garden offers a generous amount of space, with mature trees and shrubs, a patio area, gravelled sections, and a lawn beyond—ideal for both relaxing and entertaining. The detached garage provides additional storage and currently houses a washing machine and dryer.

Lounge

15'8" x 11'3" (4.79 x 3.45)

Dining room

13'1" x 11'3" (3.99 x 3.45)

Kitchen

13'1" x 11'1" (3.99 x 3.40)

Conservatory

12'3" x 10'5" (3.75 x 3.18)

Hallway

19'8" x 2'2" (6.00 x 0.67)

Bathroom

6'0" x 7'7" (1.84 x 2.32)

Bedroom one

12'3" x 9'10" (3.74 x 3.02)

En-suite/Dressing room

12'4" x 11'0" (3.76 x 3.36)

Bedroom two

12'4" x 11'3" (3.77 x 3.45)

Bedroom three

9'2" x 8'3" (2.80 x 2.53)

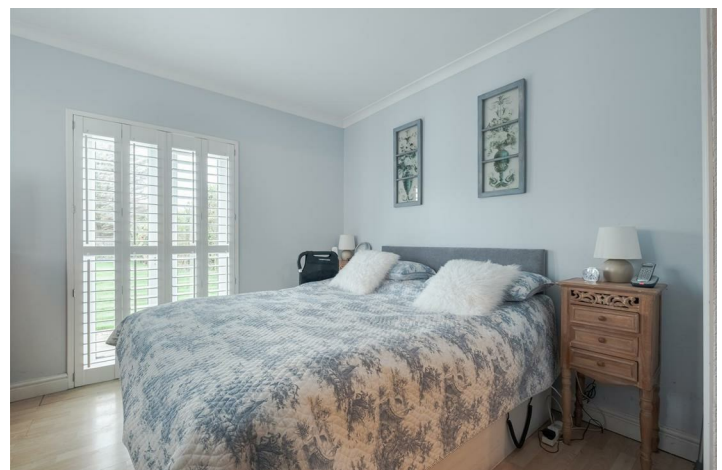
Garage

10'3" x 19'0" (3.13 x 5.81)



- True Detached Bungalow
- Off Road Parking and Deatched Garage
- En-suite Shower Room
- EPC

- Beautiful Countryside Views
- Large Rear Garden
- Conservatory
- Council Tax C



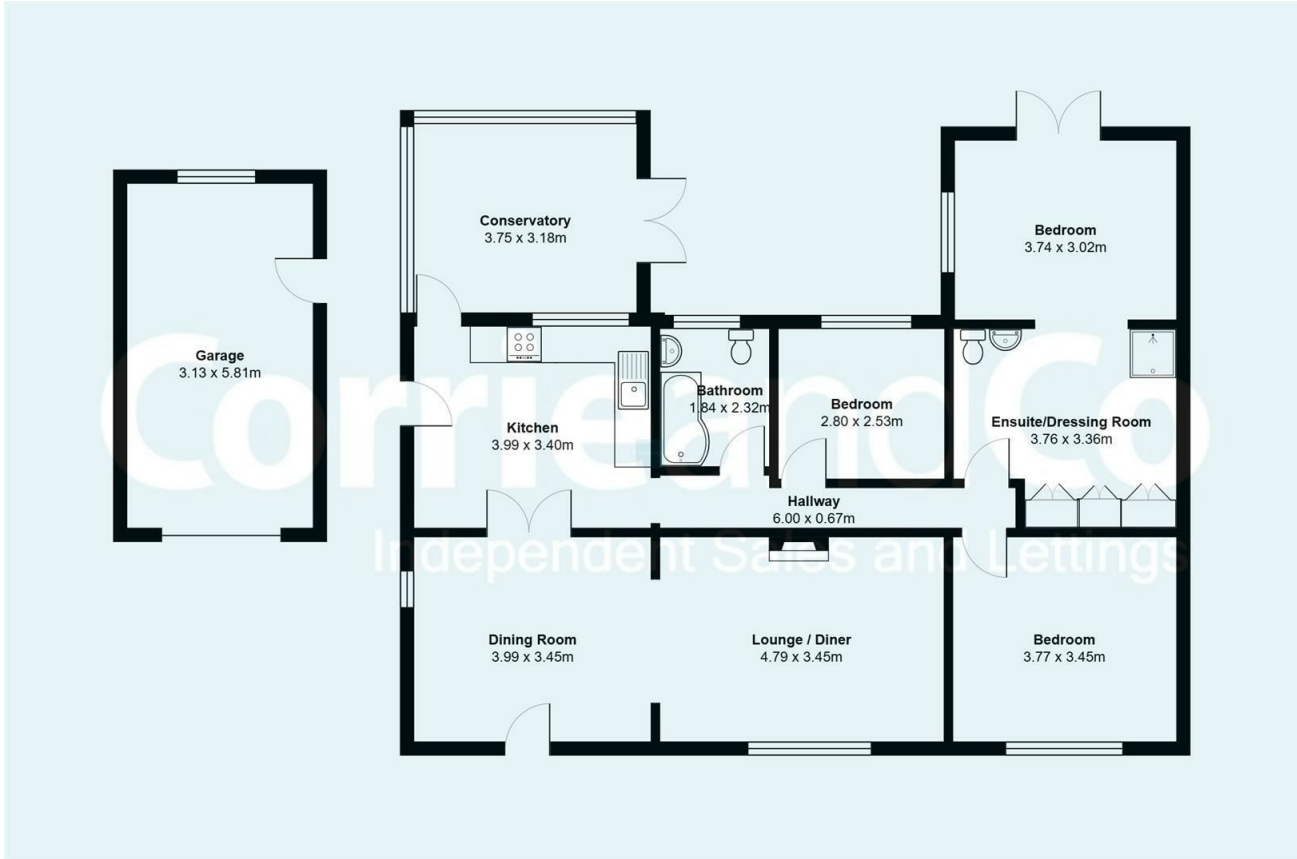
Road Map



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.

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	