

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Church Gates Main Street

Millom, LA19 5TH

Offers In The Region Of £140,000



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# Church Gates Main Street

Millom, LA19 5TH

## Offers In The Region Of £140,000



*A charming two-bedroom cottage situated in the peaceful village of Bootle, ideally located close to the beach, local school, and village shop.*

*Full of character, the property boasts a wealth of original features, including exposed beams and a traditional fireplace, creating a warm and inviting atmosphere throughout.*

*To the rear, you'll find a delightful private courtyard, perfect for relaxing outdoors and enjoying the warmer weather. This lovely cottage offers an ideal opportunity for first-time buyers, holiday home seekers, or those looking to enjoy village life close to the coast.*

Enter the property through the front door into the welcoming lounge, which features original exposed ceiling beams, an attractive open fireplace with a wood-burning stove, wooden flooring, and characterful green and red décor.

An internal door leads to the staircase to the first floor, with access beyond to the spacious kitchen/diner. This well-proportioned room is fitted with a range of traditional base and wall units, a single sink with mixer tap, an electric oven, and an induction hob. The room also benefits from tiled flooring.

To the rear of the ground floor is a three-piece shower room, comprising a WC, wash basin, and shower cubicle, all finished in white with tiled walls and flooring. There is also a useful utility room with an external door providing access to the rear of the property.

Upstairs, there are two generous double bedrooms, both retaining original exposed beams and fitted carpets, with one overlooking the front and the other the rear of the property.

The property also benefits from an attic (accessed through the bedroom) with a solid wooden floor, providing excellent storage space, as well as a cellar with electricity, offering further practical storage.

Outside, to the rear, is a charming enclosed courtyard garden with a traditional stone-built outhouse.

### Reception

11'7" x 10'11" (3.55 x 3.35)

### Kitchen/diner

10'5" x 11'6" (3.20 x 3.53)

### Shower room

7'8" x 5'6" (2.34 x 1.70)

### Utility

7'8" x 6'5" (2.34 x 1.98)

### Bedroom one

10'5" x 11'1" (3.20 x 3.38)

### Bedroom two

10'7" x 12'9" (3.23 x 3.91)

### Cellar

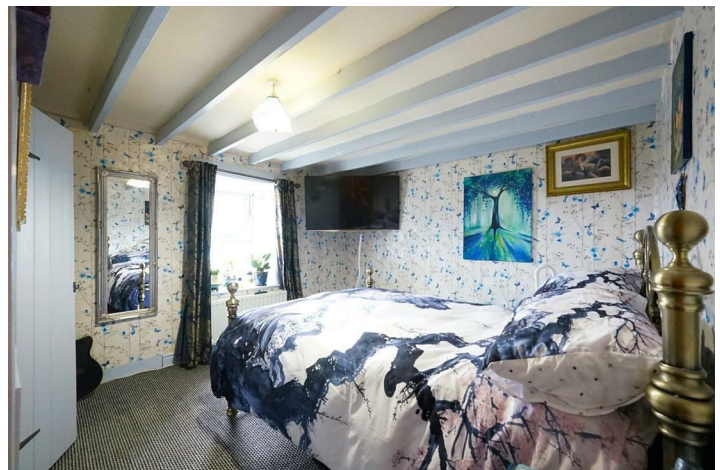
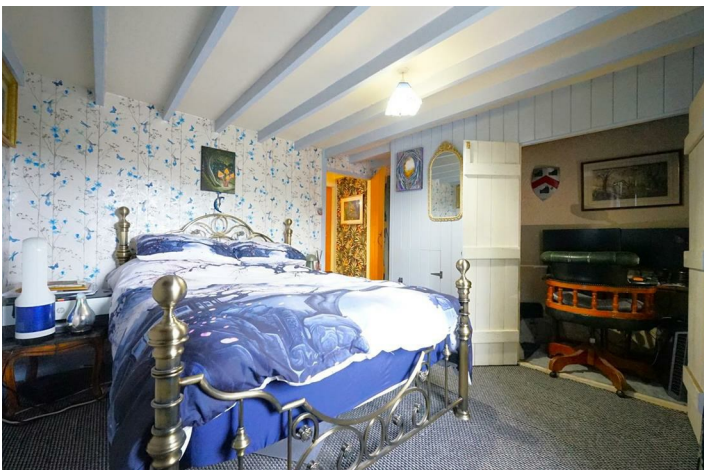
8'11" x 13'5" (2.74 x 4.11)

### Attic

10'11" x 15'8" (3.35 x 4.80)



- Original features
- Two double bedrooms
  - Attic & Cellar
  - EPC tbc
- Village location
- Lovely courtyard to rear
- Council tax band A



## 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	