



62 Holborn Hill

Millom, LA18 5BJ

Offers In The Region Of £140,000



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Charming two-bedroom cottage featuring a rear yard, garden, and outbuildings. Boasting original beams in both the lounge and dining room, this character-filled home is ideally situated just a short walk from the town centre and its wide range of local amenities.

Step through a stylish UPVC mahogany-effect front door into the welcoming lounge. This spacious room features a UPVC double-glazed window to the front aspect, showcasing a central built-in range-style gas fire. Characterful original ceiling beams complement the modern grey décor and matching fitted carpet. The lounge opens seamlessly into the dining room, which enjoys a rear-facing UPVC double-glazed window. This charming space continues the tasteful grey theme and exposed ceiling beams, and features a spindled staircase leading to the first-floor landing.

The kitchen is fitted with an attractive range of modern Shaker-style units topped with granite-effect work surfaces. It includes a single sink unit with inset drainer and mixer taps, tiled splashbacks, and ceramic floor tiling. A UPVC door provides access to the rear yard.

Upstairs, there are two well-presented bedrooms, both finished with coordinating grey décor and fitted carpets. The family bathroom features a period-style white four-piece suite with brass fittings, including a corner bath with telephone-style shower attachment and side panelling, low-level WC, wash basin, and a separate glazed shower cubicle. Additional features include a built-in cupboard housing the gas boiler, pine ceiling cladding.

Externally, the front of the property offers a forecourt area with slate chippings, shared pathway, and an attractive white-rendered façade with grey banding.

To the rear, the kitchen door opens to a private yard with an external tap and a gate leading to a passageway that accesses the main garden. This delightful garden includes a lawn with planted borders, a greenhouse, outbuildings, a patio area, and a gate opening to the rear lane (Festival Road).

Living Room

12'11" x 11'3" (3.940 x 3.452)

Dining Room

11'6" x 10'2" (3.506 x 3.101)

Kitchen

14'0" x 8'10" (4.285 x 2.702)

Landing

11'2" x 4'11" (3.408 x 1.520)

Bedroom One

12'11" x 11'4" (3.951 x 3.476)

Bedroom Two

11'1" x 6'3" (3.391 x 1.906)

Bathroom

9'5" x 9'0" (2.881 x 2.756)

Attic Room

12'9" x 11'8" (3.896 x 3.573)

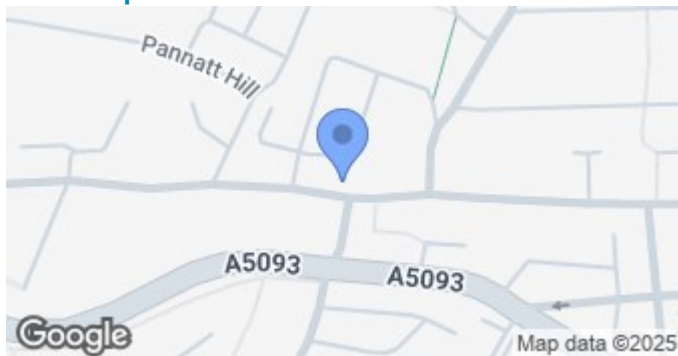


- Original features
- Seperate living/dining areas
 - Garden
 - EPC D

- Two bedrooms
- Upstairs 4 piece bathroom
 - Outbuilding
 - Council Tax Band A



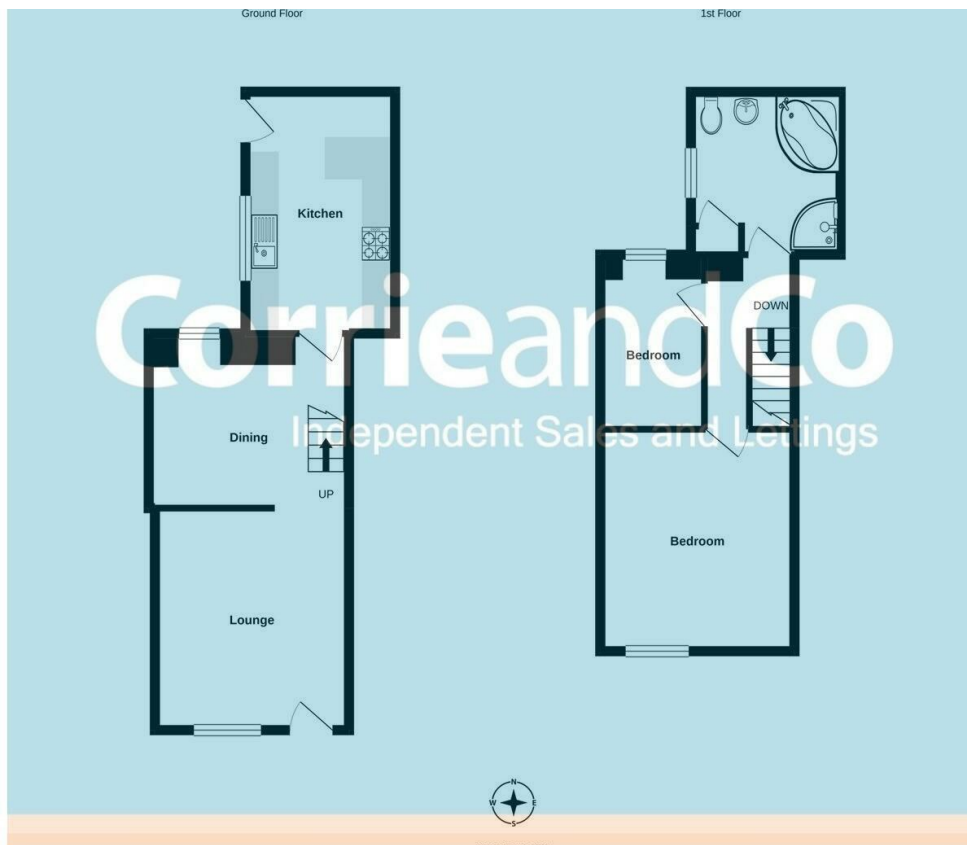
Road Map



Terrain Map



Floor Plan



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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		