



## 62 Holborn Hill

Millom, LA18 5BJ

Offers In The Region Of £140,000



2



1



2



D





# 62 Holborn Hill

Millom, LA18 5BJ

**Offers In The Region Of £140,000**



*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)



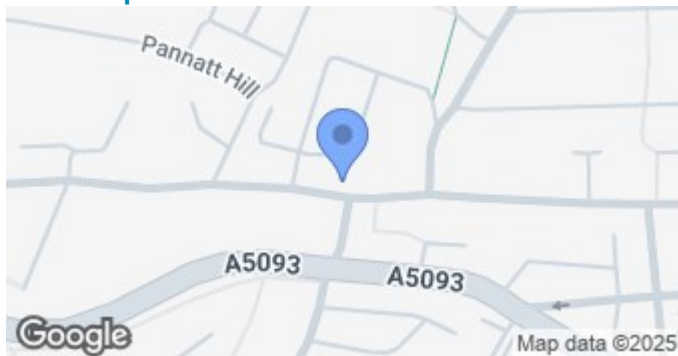
- Original features
- Seperate living/dining areas
  - Garden
  - EPC D

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





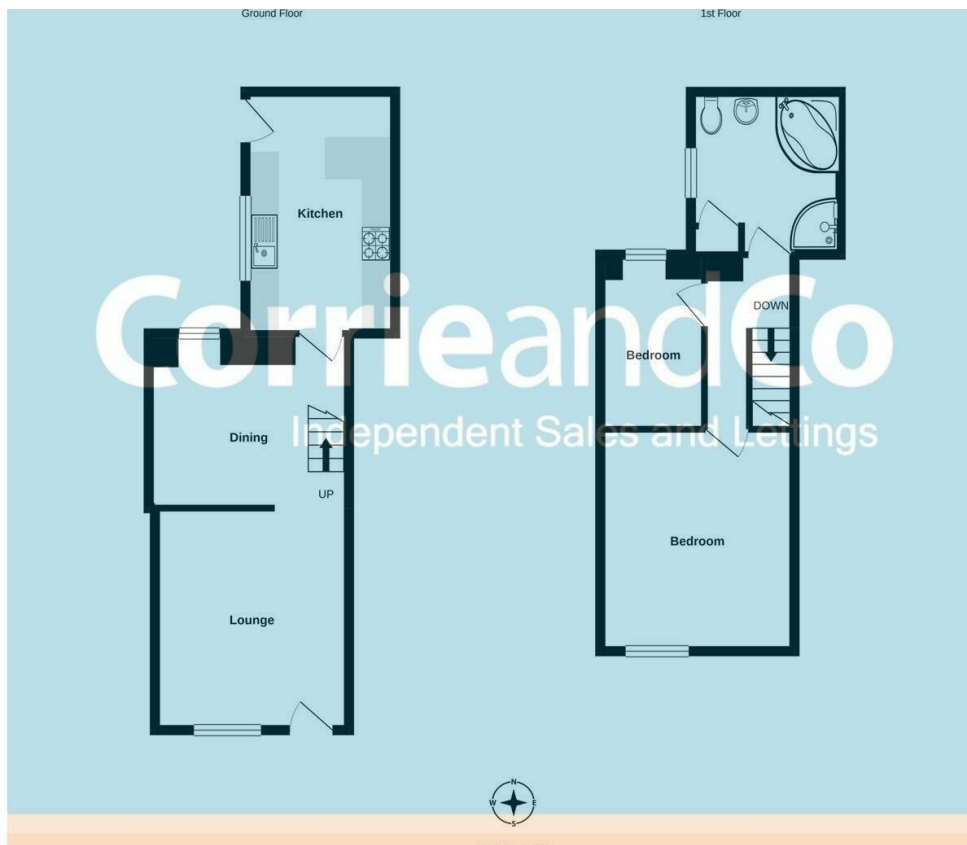
## Road Map



## Terrain Map



## Floor Plan



**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 <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		