# Corrieand Co INDEPENDENT SALES & LETTING AGENTS



## **21 Newton Street**

Millom, LA18 4DR

Offers In The Region Of £50,000  $\bigcirc$  2  $\bigcirc$  1  $\bigcirc$  1  $\bigcirc$  D











## 21 Newton Street

Millom, LA18 4DR

## Offers In The Region Of £50,000







This is a fantastic opportunity for someone looking to make a property their own. Situated just a short walk from Millom Town Centre and all local amenities, this two-bedroom terraced home offers an open-plan lounge/dining room, utility room, kitchen, workshop, and a family bathroom. Additionally, it boasts the added benefit of a spacious rear yard/patio, providing plenty of outdoor space.

As you approach, you are welcomed by a front door that opens into an entrance hall. From here, an internal door leads you into the open-plan living/dining area, featuring windows at both the front and rear. The room boasts wooden-effect flooring and neutral decor throughout. Continuing through, you'll find a handy utility room, perfect for housing a washing machine, tumble dryer, or even converting into a separate dining room.

Next is the kitchen, which is equipped with base units, a single sink with a mixer tap, and a freestanding cooker with a hob. It also has a large window, tiled flooring, and white walls, creating a bright and airy space.

At the end of the property is the workshop, which can be accessed through a door from the kitchen.

To reach the first floor, take the stairs from the entrance hall. On the first floor, you'll find two double bedrooms and a family bathroom. The bathroom is fitted with a three-piece suite in white, including a WC, wash basin, and a bath with an overhead shower attachment, all complemented by tiled walls.

To the rear of the property is a spacious yard with ample room for plants, seating, and outdoor relaxation.

### **Entrance Hall**

15'9" x 3'10" (4.807 x 1.171)

## **Lounge-Dining Room** 25'8" x 10'5" (7.843 x 3.194)

#### Kitchen

14'9" x 8'9" (4.507 x 2.687)

## **Kitchen-Utility**

9'6" x 6'7" (2.917 x 2.015)

## Store/workshop

8'9" x 7'10" (2.685 x 2.406)

## Landing

13'9" x 5'5" (4.207 x 1.666)

## **Bedroom One**

14'3" x 13'10" (4.350 x 4.220)

## **Bedroom Two**

12'5" x 8'0" (3.796 x 2.456)

#### **Bathroom**

8'6" x 6'7" (2.610 x 2.022)



- In need of renovation
  - Workshop
  - Large rear yard
    - EPC D

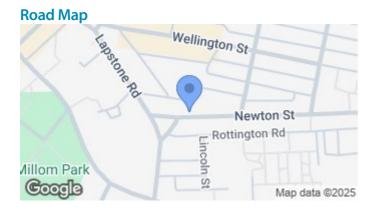
- Utility area
- Two bedrooms
- Upstairs bathroom
- Council tax band A





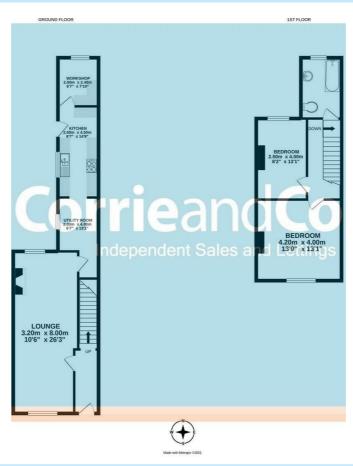








Floor Plan



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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.



