



## 94 Wellington Street

Millom, LA18 4DH

Offers In The Region Of £100,000



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## Offers In The Region Of £100,000



*Situated in the heart of Millom, this larger-than-average end-terrace property offers generous living space and excellent convenience to local amenities.*

*The ground floor features a welcoming lounge, a well-proportioned kitchen with ample space for a dining table, and a useful ground floor WC. To the rear, you'll find a private patio and garden area, perfect for relaxing or entertaining. Upstairs, the property boasts three double bedrooms, providing plenty of space for families or guests, along with a family bathroom.*

*An ideal opportunity for first-time buyers, families, or investors seeking a spacious home in a central location.*

Upon entering, you're welcomed into a bright hallway with doors leading to the lounge, kitchen/diner, and a convenient ground floor WC. An open staircase adds a sense of space and flow to the home.

The lounge is positioned at the front of the property, featuring a large window that floods the room with natural light and a marble-effect fireplace creating a lovely focal point.

The kitchen is well-equipped with ample base and wall units, a fitted oven, hob, and cooker hood, and offers space for a dining table—ideal for family meals or entertaining. Patio doors open out to the spacious rear patio and garden area, perfect for outdoor living.

To the first floor, there are three generous double bedrooms and a modern family bathroom, complete with WC, vanity unit, bath, and an over-bath shower.

This home offers a fantastic opportunity to enjoy spacious, centrally located living within walking distance of Millom's shops, schools, and transport links.

### Reception

15'7" x 11'7" (4.76 x 3.55)

### Kitchen diner

19'0" x 11'11" (5.81 x 3.65 )

### Wc

2'9" x 5'8" (0.85 x 1.74)

### Bedroom one

10'8" x 14'8" (3.27 x 4.48)

### Bedroom two

12'0" c 12'11" (3.68 c 3.96 )

### Bedroom three

9'6" x 8'0" (2.90 x 2.44)

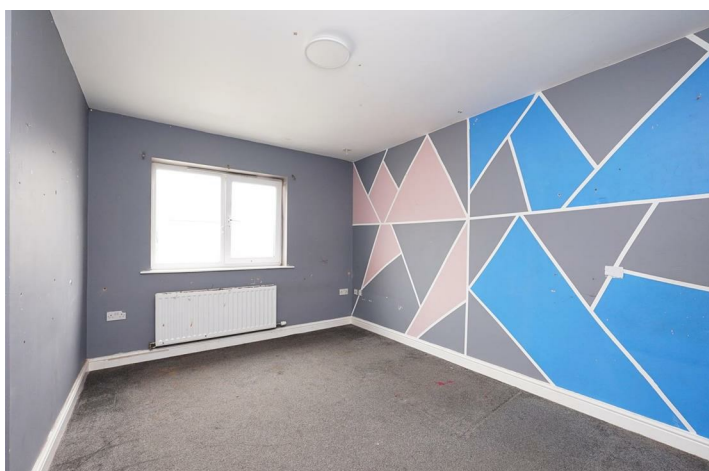
### Bathroom

5'9" x 8'9" (1.76 x 2.67)

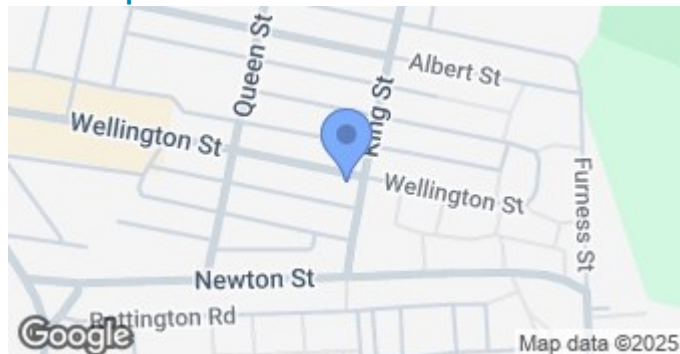


- Three Bedrooms
- Patio/Garden
- Council Tax A

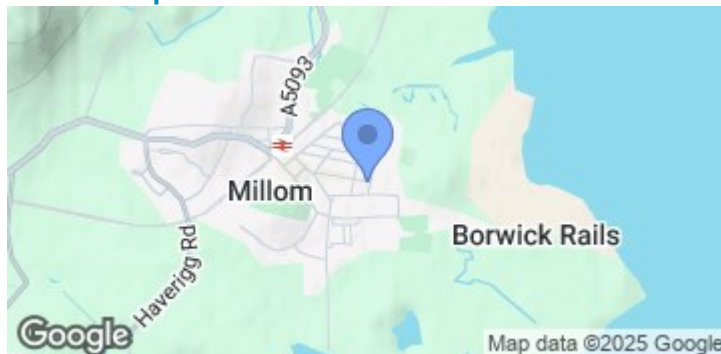
- Ground Floor WC
- No Chain
- EPC TBC



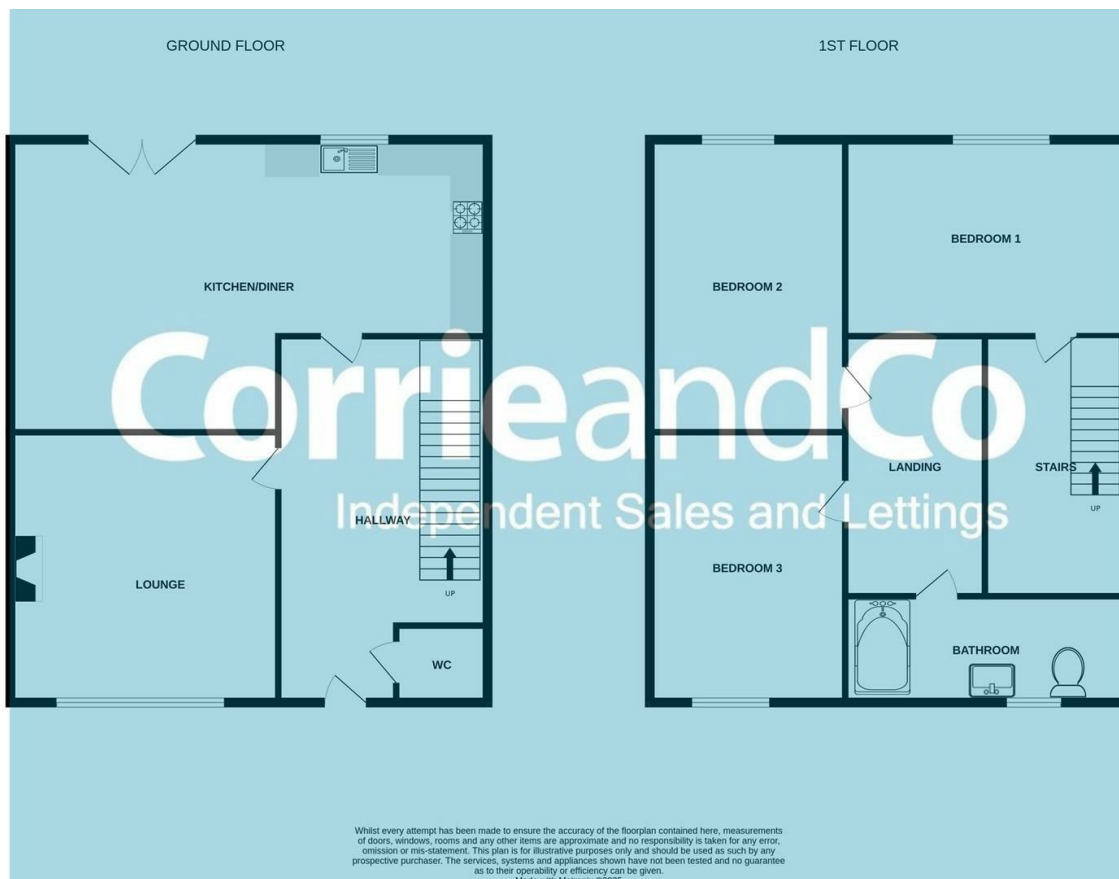
## Road Map



## 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		