



## 20 Pannatt Hill

Millom, LA18 5DB

Offers In The Region Of £255,000



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## Offers In The Region Of £255,000



*A delightful detached bungalow set on a generous corner plot in the sought-after and peaceful area of Millom. This charming home enjoys gardens to three sides, offering lovely views of the surrounding countryside and fells. The property also benefits from a garage and off-road parking. Inside, you'll find an open-plan kitchen and dining area, a spacious lounge, two comfortable bedrooms, and a modern family bathroom. Available with no onward chain – early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.*

As you approach this charming detached bungalow, you'll find a driveway providing convenient off-road parking, along with a ramped pathway leading up to the front door.

Upon entering, a useful inner porch opens into the main hallway, which offers access to all rooms throughout the bungalow.

To the left of the property is a generously sized, open-plan family kitchen and dining area. This bright and welcoming space features two large windows that frame lovely countryside views, as well as a door leading to the garden. The kitchen is fitted with a range of beech-effect base units complemented by contrasting work surfaces, a stainless-steel sink and drainer, and space for several appliances. The kitchen area is finished with wood-effect flooring, while the dining area benefits from fitted carpet and two large storage cupboards.

The lounge is another spacious room, boasting a large window that captures the stunning views. It features a gas fire with a marble-style hearth and detailed wooden surround, fitted carpet, and soft blue décor, creating a warm and relaxing atmosphere.

To the right-hand side of the property are two double bedrooms and a family bathroom. The bathroom is fitted with a modern four-piece white suite, comprising a WC, vanity sink unit, bath, and separate shower cubicle. Additional features include fully panelled walls, a chrome towel radiator, and an extractor fan.

Externally, the gardens are mainly laid to lawn and bordered by privacy hedging on three sides with fencing to the rear. There are also attractive flower beds and shrubs providing seasonal colour. The property further benefits from a detached garage with an up-and-over door.

### Inner Porch

2'10" x 4'8" (0.87 x 1.43)

### Hallway

6'10" x 6'6" (2.10 x 2.00)

### Kitchen

7'10" x 12'1" (2.40 x 3.70)

### Dining room

9'10" x 12'1" (3.00 x 3.70)

### Living room

11'1" x 15'5" (3.40 x 4.70)

### Bedroom

11'1" x 14'5" (3.40 x 4.40)

### Bedroom

13'3" x 12'0" (4.05 x 3.66)

### Bathroom

7'2" x 8'10" (2.20 x 2.70)

### Garage

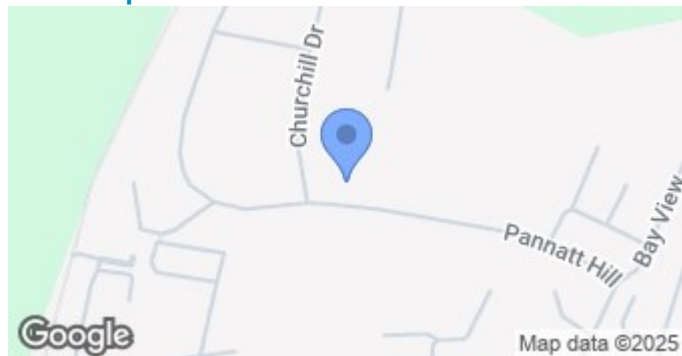
13'3" x 7'9" (4.05 x 2.37)



- Large corner plot
  - View of the countryside
  - Gardens & Garage
  - No forward chain
  - Council tax band C
- Two double bedrooms
    - Off road Parking
  - Open plan kitchen/diner
    - EPC D



## Road Map

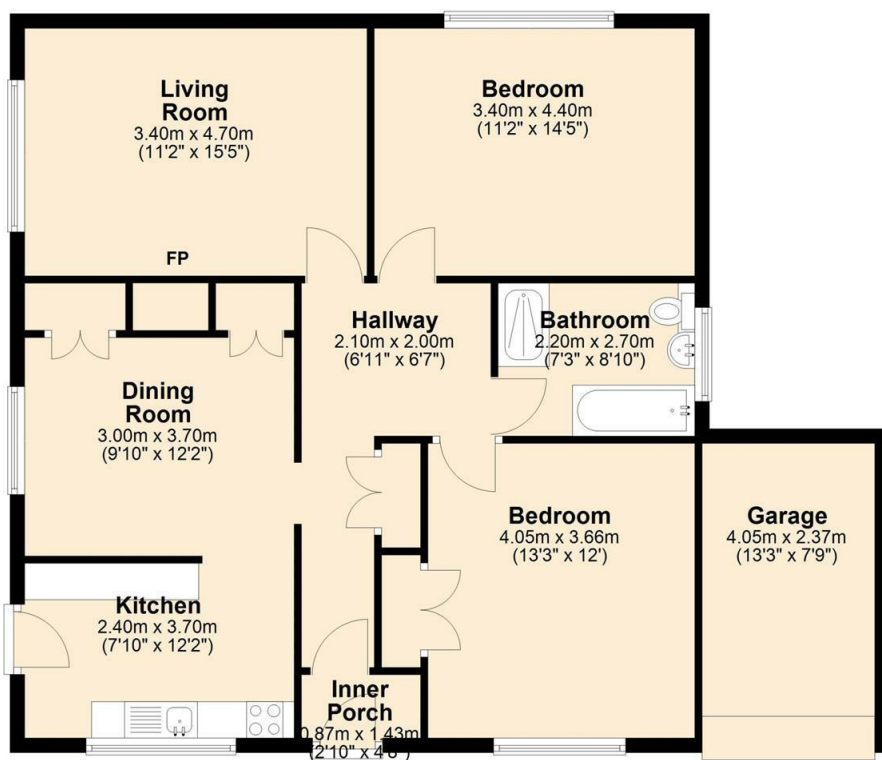


## Terrain Map



## Floor Plan

### Ground Floor



### 20 PANNATT HILL, MILLOM

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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>                            |         |           |
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