



45 Newton Street

Millom, LA18 4DR

Offers In The Region Of £99,000



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A rare opportunity to acquire a larger-than-average property situated on Newton Street, conveniently located close to all town amenities.

The ground floor offers spacious accommodation, featuring a large open-plan living area, a modern kitchen, and a shower room.

To the first floor, the property comprises of a fully fitted utility room, a well-appointed bathroom, and two generously sized bedrooms.

A unique and versatile property located in the heart of Millom town centre, offering an exciting opportunity for a wide range of buyers. The first floor comprises a bathroom fitted with bath, WC and wash basin, a handy utility room and two good size bedrooms - You could easily change the utility room into a third bedroom subject to planning. The ground floor offers a large living area, kitchen and shower room, with the added benefit of internal access to the first floor. With independent electric supplies to each level, the property presents excellent potential for conversion into two self-contained flats, or a flexible single dwelling, all subject to relevant permissions and current building regulations.

Living Room

21'4" x 11'4" (6.520 x 3.474)

Dining Room

8'6" x 7'5" (2.604 x 2.265)

Bathroom Ground Floor

3'6" x 10'5" (1.089 x 3.200)

Kitchen Ground Floor

14'1" x 7'4" (4.299 x 2.245)

Entrance Hall

3'9" x 4'3" (1.167 x 1.304)

Landing First Floor

4'2" x 6'10" (1.290 x 2.088)

Bedroom First Floor

11'2" x 14'11" (3.421 x 4.551)

Bedroom First Floor

9'10" x 13'0" max (3.001 x 3.963 max)

Bathroom First Floor

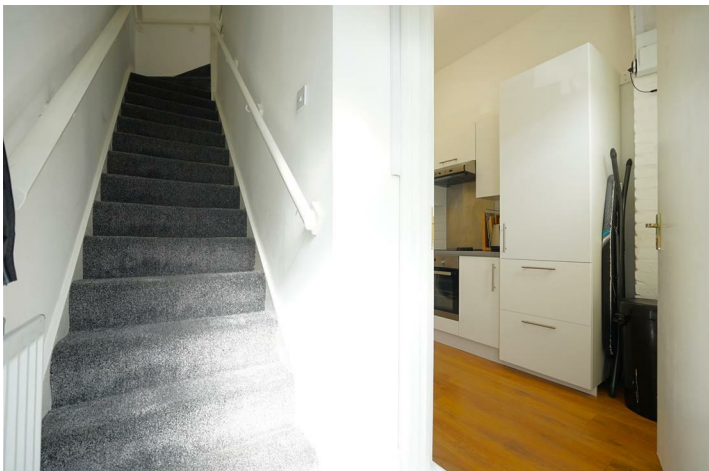
6'10" x 7'0" (2.097 x 2.145)

Utility First Floor

11'7" x 8'6" (3.538 x 2.594)



- Unique and versatile property in Millom town centre
- Utility area on the first floor
- Independent electric supplies to each floor
- New Windows and doors
- Two separate entrances from Newton Street and Queen Street
- Internal access between ground and first floor
- Ideal for investors, business owners, or flexible residential use



Road Map



Terrain Map



Floor Plan



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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.

