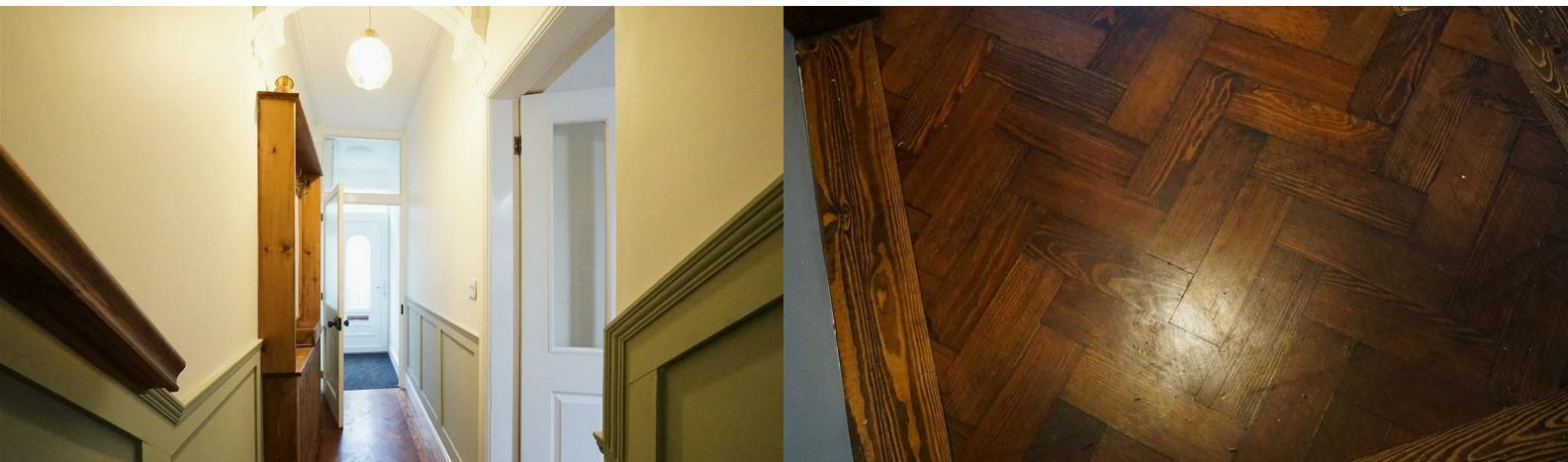




106 Albert Street

Millom, LA18 4AD

Offers In The Region Of £110,000



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A recently renovated two-bedroom terraced home located close to Millom town centre. Finished to a high standard throughout, the property benefits from a modern kitchen and bathroom and is ready to move into. It would make an ideal purchase for a first-time buyer or an excellent rental investment.

To the rear is a private yard with a useful outbuilding, along with the added benefit of a separate garage located across the back street.

As you approach the property, you enter through a white PVC front door into a welcoming hallway featuring panelled walls and attractive reclaimed herringbone pitch pine flooring. An internal door leads through to an open-plan living and dining area, with cream-painted walls and a wallpapered feature wall. The living area is finished with grey carpeting, while the dining area benefits from wooden flooring.

The kitchen is fitted with grey base and wall units, complemented by a contrasting light grey work surface and white tiled splashback. It includes a single sink with mixer tap and inset drainer, along with an integrated hob and oven and extractor fan.

From the hallway, stairs lead to the first floor, where you will find two double bedrooms and a family bathroom. The bathroom is fitted with a three-piece white suite comprising a WC, wash basin, and bath with overhead shower. It also features white tiled splashbacks and patterned lino flooring.

A door from the kitchen provides access to a private rear yard with an outside tap and an outbuilding with both water and electricity, currently used as a useful utility room housing the washing machine. To the rear of the property across the backstreet, there is also a separate garage included in the sale.

Entrance Hall

14'4" x 3'1" (4.375 x 0.956)

Living Room

10'11" x 10'2" (3.337 x 3.100)

Dining Room

13'10" x 10'6" (4.241 x 3.202)

Kitchen

8'7" x 7'8" (2.629 x 2.337)

Landing

14'1" x 5'1" (4.295 x 1.553)

Bedroom One

14'1" x 11'6" (4.295 x 3.523)

Bedroom Two

14'0" x 8'5" (4.282 x 2.568)

Bathroom

8'10" x 7'9" (2.697 x 2.384)

Outbuilding

12'2" x 6'7" (3.729 x 2.007)



- Recently renovated
- Separate garage
- Close to the Town Centre
- EPC tbc
- Outbuilding
- Modern kitchen and bathroom
- Council Tax Band A



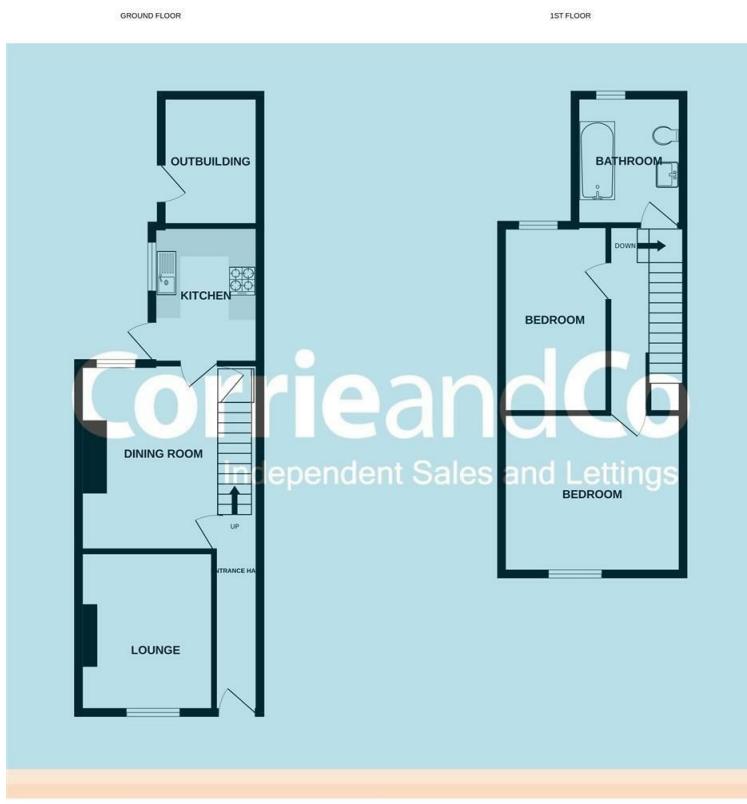
Road Map



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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	