

# CorrieandCo

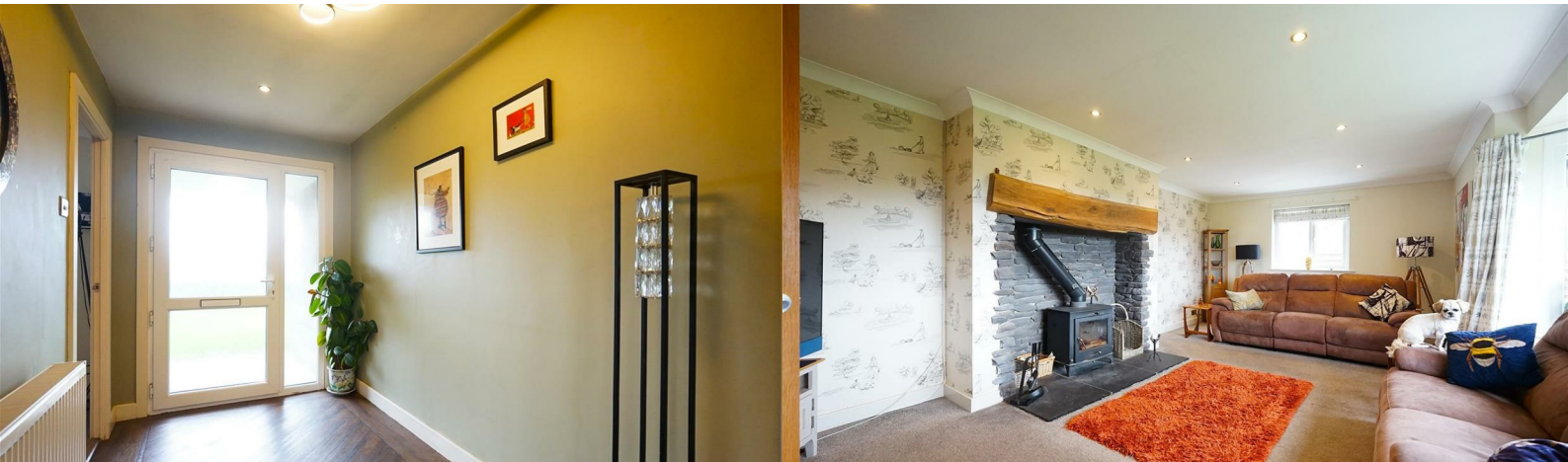
INDEPENDENT SALES & LETTING AGENTS



## Flatts Close

Millom, LA19 5XF

Asking Price £475,000



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*This well-presented three-bedroom detached bungalow in Bootle enjoys a highly desirable location within easy walking distance of the beach and close to Bootle station, making it ideal for those seeking a coastal lifestyle with good accessibility. The property benefits from UPVC double glazing, most of which has been installed within the last five years, along with a multi-fuel log burner in the living room, creating a warm and inviting space. The kitchen is well equipped with a double oven, electric hob, and dishwasher, while large doors open out onto the patio, providing a bright and sociable indoor-outdoor living area.*

*A particular feature of the property is the versatile additional space offered by the garage areas, currently arranged as a snooker room and bar area, garage, and storage, offering excellent potential to be converted into a self-contained annex, subject to the appropriate works and building regulations. There is also a generous attic space, which houses the boiler.*

*Externally, the property offers ample off-road parking and sits within a generous, well-established garden that is both attractive and highly productive. The garden includes a wide selection of fruit trees, including apple, pear,*

This beautiful bungalow provides a unique and rare opportunity to purchase a stunning house with spectacular views. The property is approached via a gated entrance from the main road, opening onto a large driveway that provides ample off-road parking, along with access to a garage featuring two electric roller doors. Two UPVC doors lead into the property—one opening into an inner hallway and the other into the main hallway, which provides access to all principal living spaces.

The living room is a welcoming and well-proportioned space, featuring an attractive multi-fuel burner with a slate surround and a large window that enjoys spectacular sea views. The kitchen/dining room is fitted with a range of base and wall units and includes the integrated appliances as previously mentioned, with bi-fold doors leading directly out to the rear garden, ideal for everyday living and entertaining. The views from the kitchen stretch towards the mountains.

An additional inner hallway serves as a practical utility or boot room, with access through to the garage area neatly converted into a snooker room and a conveniently located WC. The accommodation is completed by three double bedrooms and a family bathroom, which is fitted with a shower cubicle, bath, WC, and vanity unit.

Externally, the property continues to impress with a generous rear garden featuring a designated hot tub area, a productive garden plot, and a combination of lawned and patio spaces, offering plenty of scope for relaxation and outdoor enjoyment.

### Entrance Hall

9'7" x 6'1" (2.922 x 1.865)

### Living Room

20'6" x 11'8" (6.249 x 3.557)

### Kitchen-Diner

21'1" x 12'0" (6.437 x 3.670)

### Bedroom One

13'8" x 11'9" (4.180 x 3.592)

### Bedroom Two

11'11" x 10'4" (3.637 x 3.154)

### Bedroom Three

13'2" x 8'9" (4.018 x 2.676)

### Family Bathroom

11'8" x 6'8" (3.578 x 2.053)

### Utility Space/Inner Hall

10'3" x 7'10" (3.137 x 2.394)

### Primary Garage Area

15'4" x 15'0" (4.681 x 4.585)

### Secondary Garage Area/Bar

15'3" x 15'0" (4.665 x 4.575)

### WC

5'2" x 2'9" (1.580 x 0.844)



- True Detached Bungalow
  - Garage Space
- Eco-Friendly Solar Panels
- Converted Snooker Room
  - Council Tax - D
- Spectacular Views
  - Off Road Parking
  - Included Hot Tub
  - Central Heating
    - EPC - C



### 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.

