



## 5 Waingate Bridge

Haverigg, Millom, LA18 4NF

Offers In The Region Of £165,000



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*Discover rural charm in this delightful one-bedroom home with an additional attic room, idyllically set within the breathtaking coastal scenery of the Southern Lake District on the edge of the seaside village of Haverigg. Every window offers a picture-perfect view of the surrounding fells, allowing you to soak in nature's beauty without stepping outside.*

*The property benefits from its own private garden, as well as an additional plot of land at the end of the terrace, offering a generous outdoor space with plenty of potential.*

*While the property would benefit from some updating, it presents a wonderful opportunity to create a home that's truly your own.*

Upon entering the property, you step through the front door into the lounge. This room is centred around a traditional coal fire, adding both character and a cosy focal point. The décor is kept neutral with a fitted carpet and a window to the front aspect.

From the lounge, a door leads into a generously proportioned, square-shaped kitchen. Designed for both practicality and functionality, the kitchen is fitted with a range of matching base and wall units, complemented by a clean white worksurface. The single sink unit features a mixer tap and drainer, and cooking facilities include an integrated oven and hob. Lino flooring runs throughout, offering durability and ease of maintenance, while a window provides a pleasant outlook.

From the kitchen, a staircase leads to the first floor, where you will find a generously sized double bedroom. This room enjoys cream papered walls and a fitted carpet. Also located on this floor is the family bathroom, which is fitted with a four-piece suite in a soft pale blue. The suite comprises a WC, washbasin, bath, and a separate shower cubicle, offering flexibility for both quick showers and long soaks. Tiled splashbacks complement the suite, while the remaining walls are papered, and a fitted blue carpet completes the room.

A second staircase rises to the top floor, revealing a spacious attic room. This versatile area could be used as a home office, a hobby room, or simply for extra storage, offering excellent potential to suit a variety of needs.

Externally, to the rear of the property, lies a large and well-proportioned garden, providing ample outdoor space for gardening, recreation, or entertaining. This private area offers plenty of potential for those who enjoy outdoor living and could easily be transformed into a beautiful retreat.

The property also benefits from a additional plot of land at the end of the terrace, offering a generous outdoor space with plenty of potential.

### Living room

12'11" x 13'0" (3.952 x 3.987)

### Kitchen

13'0" x 11'5" (3.972 x 3.500)

### Landing

11'5" x 5'6" (3.500 x 1.690)

### Bedroom

13'1" x 12'11" (3.989 x 3.950)

### Bathroom

9'1" x 7'3" (2.781 x 2.2200)

### Attic

16'11" x 11'6" (5.162 x 3.514)





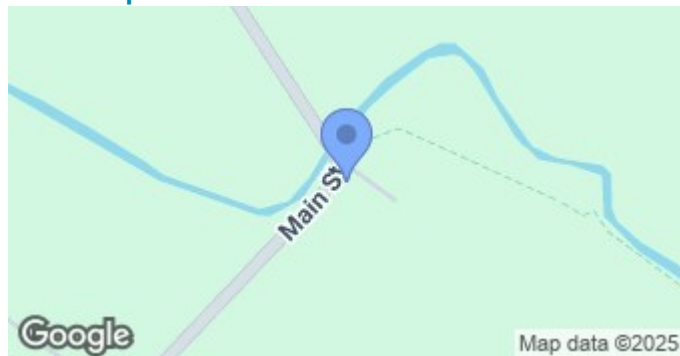
- Quiet location
- Development potential
  - EPC F
- One double bedroom

- Garden & additional land
  - Super Views
  - Council Tax Band A
  - Attic room

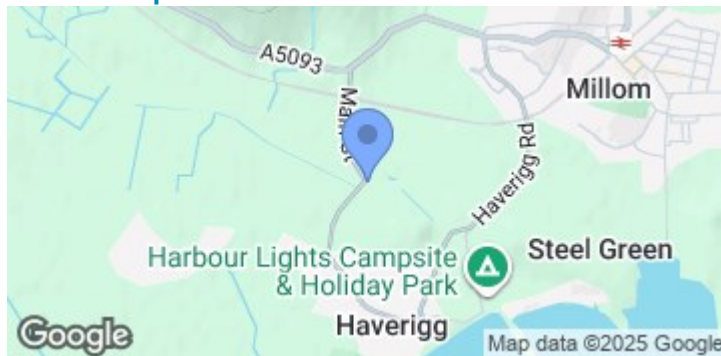




Road Map



Terrain Map



Floor Plan

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