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INDEPENDENT SALES & LETTING AGENTS



Oaklands Bootle Station

Millom, LA19 5XA

Offers In The Region Of £275,000



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31 Lapstone Road, Millom, Cumbria, LA18 4BT | 01229 355333 | info@corrieandco.co.uk

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Charming and deceptively spacious semi-detached home, set in a popular rural location with stunning views and excellent access to the local train station.

This characterful property boasts generously sized rooms with high ceilings and original features throughout. The beautifully presented modern kitchen is perfect for family living and entertaining. Offering four well-proportioned bedrooms, a family bathroom, and a separate shower room, this home is ideally suited for larger families.

Additional benefits include off-road parking, a delightful decking area, a triple garage, and multiple outbuildings providing ample storage. Early viewing is highly recommended.

As you approach this impressive and generously sized property, a tarmac driveway to the side offers ample parking for multiple vehicles. Enter through a striking red composite door into a welcoming entrance porch, which retains an original-style cornice and provides access to the first reception room. Reception Room One, This light-filled space features white UPVC double-glazed windows to the front elevation. The focal point is a Stovax multi-fuel burner set within a slate surround and hearth. Additional features include a panel radiator with thermostat, TV aerial, Sky link, and seven double power sockets. Sliding doors lead to the second reception room, while a white UPVC double-glazed door with a frosted glass pane opens into the conservatory. The room is tastefully decorated in neutral tones, complemented by an impressive ceiling height of 2.77m and elegant coving. Reception Room Two, With white UPVC double-glazed windows to the front, this room also boasts a charming multi-fuel log burner as its centerpiece. There is a panel radiator with thermostat, TV aerial, five double sockets, and a smoke alarm. Stylish oak sliding doors with opaque panels provide access to Reception Room One. The decor continues the natural and elegant theme throughout. Conservatory is a spacious and light-filled area featuring a dwarf wall on two sides and panoramic white UPVC double-glazed windows to the rear and side, with opening panes. The room is completed by a polycarbonate roof, high-gloss terracotta floor tiles, a TV aerial, two double sockets, and a white UPVC external door leading out to the rear yard.

The kitchen is fitted with a contemporary range of high-gloss cream base and wall units with brushed chrome handles, set beneath walnut-effect laminate work surfaces. It includes a black inset sink with chrome mixer tap and integrated drainer, and modern cream bevelled brick-effect tiled splashbacks. Appliances included in the sale are a Zanussi electric four-ring hob and a built-in Zanussi fan-assisted oven with grill, light, and timer. The kitchen also offers recessed plumbing for a dishwasher, a recess under the stairs for a fridge-freezer, and ample power with eight double sockets and one single socket. Decorated in a soft natural cream tone, the floor features a durable slate-effect vinyl. Doors provide access to both Reception Room One and the utility room.

The ground floor also benefits from a newly refurbished WC and a brand-new utility room for added convenience.

Across the upper two floors, you'll find four generously proportioned double bedrooms, all beautifully decorated and finished with plush fitted carpets. On the top floor is an additional versatile room currently used as a dressing room.

The family bathroom includes a stylish white three-piece suite comprising a WC, vanity unit, and freestanding bath, with wall cladding and a soft grey fitted carpet. There is also a separate shower room featuring a corner shower, WC, and vanity unit, finished with striking black and white cladding.

To the rear, the property offers a range of useful outbuildings and a wood store, along with a lovely decking area ideal for relaxing or entertaining. Completing the outdoor space is a substantial double brick garage with double roller doors, side windows, lighting, and power supply.

Entrance Porch

5'3" (1.59)

Reception One

26'10"x15'11" (8.19x4.85)

Reception Two

19'2"x12'4" (5.85x3.75)

Conservatory

9'9"x10'9" (2.98x3.27)

Kitchen

14'9"x14'8" (4.5x4.46)

Utility Room/Cloakroom

39'3"x5'2" (11.97x1.58)

Ground Floor WC

6'4"x5'11" (1.94x1.81)

First Floor Landing

19'5" (5.93)

Inner Landing

12'6" (3.82)

Master Bedroom

45'2"x15'3" (13.76x4.65)

Bedroom Two

46'0"x15'4" (14.03x4.68)

Bedroom Three

13'1"x9'10" (4X3)

Bathroom

11'4"x8'1" (3.46x2.47)

Shower Room

6'1"x6'6" (1.86x1.97)

Stairs to 2nd floor landing

6'4" (1.94)

Bedroom Four/Suite

7'9"x15'5" (2.37x4.69)

Secondary Area/Suite

7'9"x9'0" (2.36x2.74)

Garage

19'3"x16'8" (5.88x5.08)



- 4 Bedrooms
- Separate Bath & Shower Room
- Garage's
- Council Tax : C
- Utility Room
- 2 Reception Rooms
- Off Road Parking
- Outhouses
- EPC : F
- Village location



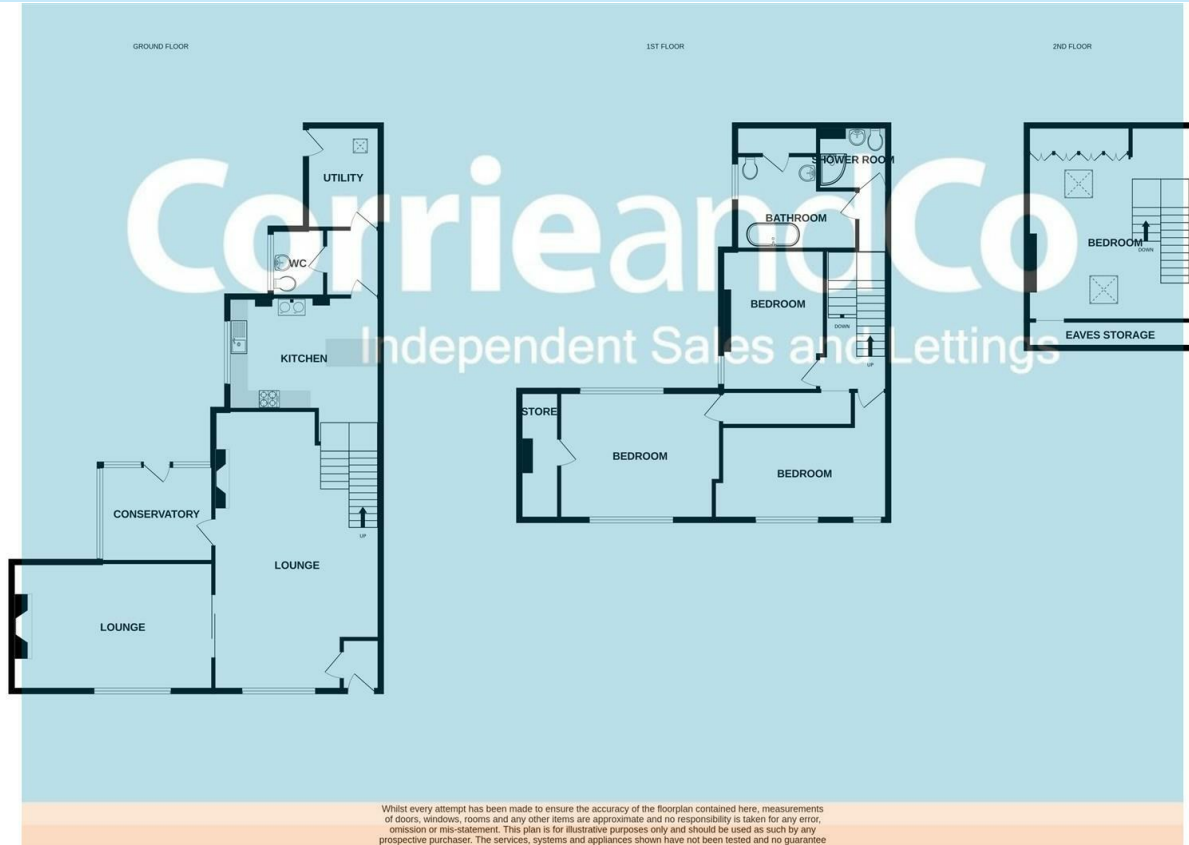
Road Map



Terrain Map



Floor Plan



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