



4 Katherine Street

Millom, LA18 4AQ

Offers In The Region Of £95,000



2



1



3



E



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This charming end-terrace home, featuring two bedrooms and a spacious attic room, is perfect for first-time buyers or families seeking a property with potential to personalize. Recently upgraded with new central heating in 2025, it combines comfort with exciting scope for your own finishing touches. Larger than average, the house boasts a flexible and well-planned layout. On the ground floor, a bright and inviting living room provides the ideal space for relaxation or entertaining. The adjoining dining room is perfect for family meals and gatherings, while a cozy snug offers versatility as a home office, reading corner, or children's playroom.

Upstairs, two generously sized bedrooms provide plenty of room for rest and retreat. The family bathroom is thoughtfully fitted with both a bath and separate shower, ensuring convenience for busy households. Completing the accommodation is a versatile attic room, adaptable to suit your needs. Outside, the property benefits from a large garage, offering excellent storage or workshop potential

This two-bedroom end-terrace property offers a fantastic opportunity to add your personal touch. As you enter, the hallway leads to both the living room and dining room, each featuring a gas fire and decorated in neutral tones with natural carpets.

The living room flows into a cozy snug area with an electric fire, which can serve various purposes, such as a dining room, utility space, or an extra comfortable living area.

The kitchen provides ample space, with base and wall units, a cream-tiled splashback, wood-effect flooring, a single sink unit with a chrome mixer tap and drainer, and enough room for a fridge/freezer and washing machine.

Upstairs, accessed via the entrance hall, you'll find two bedrooms and a family bathroom. The bathroom is spacious, offering both a separate bath and shower, ideal for family living. Additionally, there is a large attic room with a Velux window.

At the rear of the property, there is a good-sized yard area and a garage.

Entrance Hall

15'10" x 3'2" (4.839 x 0.983)

Dining Room

12'9" x 12'0" (3.904 x 3.674)

Living Room

13'9" x 12'3" (4.210 x 3.735)

Snug

8'9" x 8'2" (2.676 x 2.508)

Kitchen

15'8" x 7'5" (4.787 x 2.284)

Landing

13'9" x 5'3" (4.192 x 1.622)

Bedroom One

16'1" x 12'3" (4.910 x 3.757)

Bedroom Two

13'8" x 9'10" (4.189 x 3.020)

Bathroom

9'5" x 8'7" (2.873 x 2.634)

Attic Room

17'10" x 16'0" (5.453 x 4.880)

Garage

14'11" x 8'2" (4.561 x 2.504)



- Central Heating installed 2025
 - Two Bedrooms
 - Modern Kitchen
 - Garage/ Storage
 - EPC - E

- Larger End Terrace
- Large Attic Room
- Separate Bath and Shower
- Council Tax Band - A



The floor plan is divided into three main sections: Ground Floor, 1st Floor, and Attic Room.

GROUND FLOOR: This section includes a Kitchen, Sitting Room, Living Room, and a combined Sitting/Dining Room. A staircase with an 'UP' arrow indicates access to the upper floors. An entrance hall is also shown.

1ST FLOOR: This section includes a Bathroom, a Landing, and two Bedrooms (Bedroom 1 and Bedroom 2). A staircase with a 'DOWN' arrow indicates access to the ground floor.

ATTIC ROOM: This is a separate room shown to the right of the 1st floor plan, with a staircase labeled 'DOWN' indicating access to the 1st floor.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus) A			
(B1-91) 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 2002/26/EC

