



## 214 Holborn Hill

Millom, LA18 5BW

Offers In The Region Of £170,000



4



1



2



2





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*This generously sized family home is ideally situated within walking distance of Millom train station, local schools, and the town center. The property boasts four bedrooms, ample living spaces across three storeys, and a beautiful garden, perfect for families. Additionally, it includes a detached garage for extra storage or parking.*

*For more information or to arrange a viewing, please call Millom at 01229 355333.*

As you approach this inviting family home, you are welcomed by a forecourt with an attractive array of shrubs and a concrete pathway leading to the entrance. Upon entry, you step into a spacious hallway, beautifully accented with feature corbels and tiled flooring. The hallway provides access to both the dining room and lounge, as well as stairs to the first floor.

The dining room, located at the front of the house, enjoys ample natural light through a large window, creating a bright and airy space. The lounge features a modern tiled gas fireplace, perfect for cozy evenings, and has a doorway leading to the kitchen, which offers generous space for culinary enthusiasts. An external UPVC door from the kitchen opens out to a rear yard with artificial grass—a lovely spot to relax outdoors.

On the first floor, you'll find two double bedrooms, along with a well-appointed four-piece family bathroom. The second floor houses an additional two spacious bedrooms, providing ample accommodation for a growing family.

Externally, in addition to the rear yard, the property benefits from a detached double garage and a garden located just off the house. The garden features both patio and lawned areas, ideal for entertaining or enjoying some peaceful outdoor time.

This delightful home, with its generous living spaces and fantastic location, is perfect for family living.

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### Entrance Hall

15'11" x 3'1" (4.859 x 0.961)

### Living Room

12'10" x 12'10" (3.925 x 3.919)

### Dining Room

11'11" x 11'8" (3.637 x 3.578)

### Kitchen

16'4" x 8'5" (4.998 x 2.574)

### First Floor Landing

12'10" x 5'8" (3.922 x 1.746)

### Bedroom One

15'9" x 11'9" (4.814 x 3.587)

### Bedroom Two

12'11" x 9'6" (3.953 x 2.908)

### Bathroom

8'6" x 8'5" (2.613 x 2.583)

### Second Floor Landing

8'3" x 5'5" (2.54m x 1.668)

### Bedroom Three

14'11" x 11'6" (4.564 x 3.526)

### Bedroom Four

13'0" x 9'7" (3.967 x 2.937)

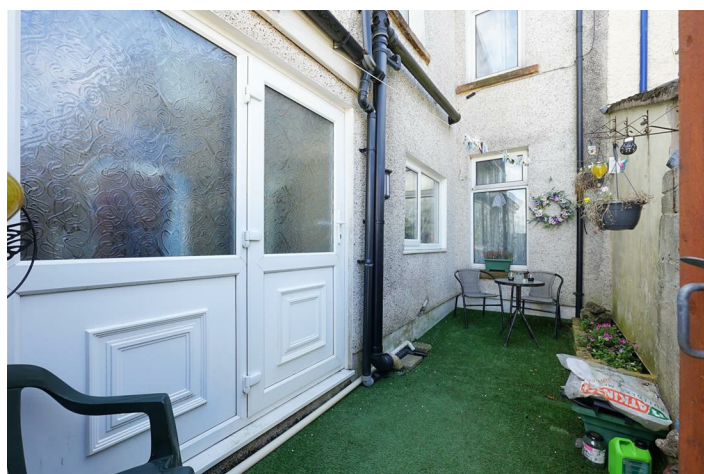
### Detached Double Garage





- Spacious Family Home
  - Rear Yard
  - Detached Garage
  - Council Tax A

- Four Bedrooms
  - Garden
  - EPC D
  - Off Road Parking

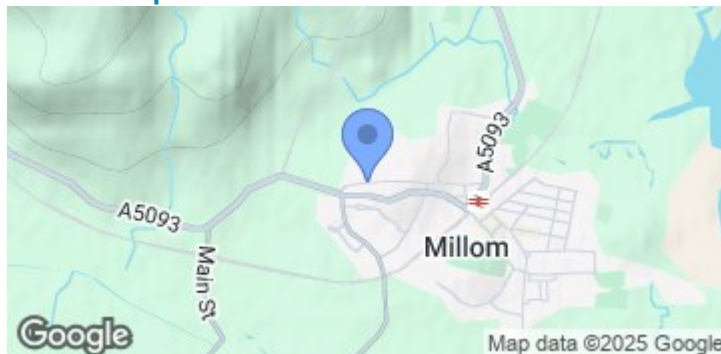




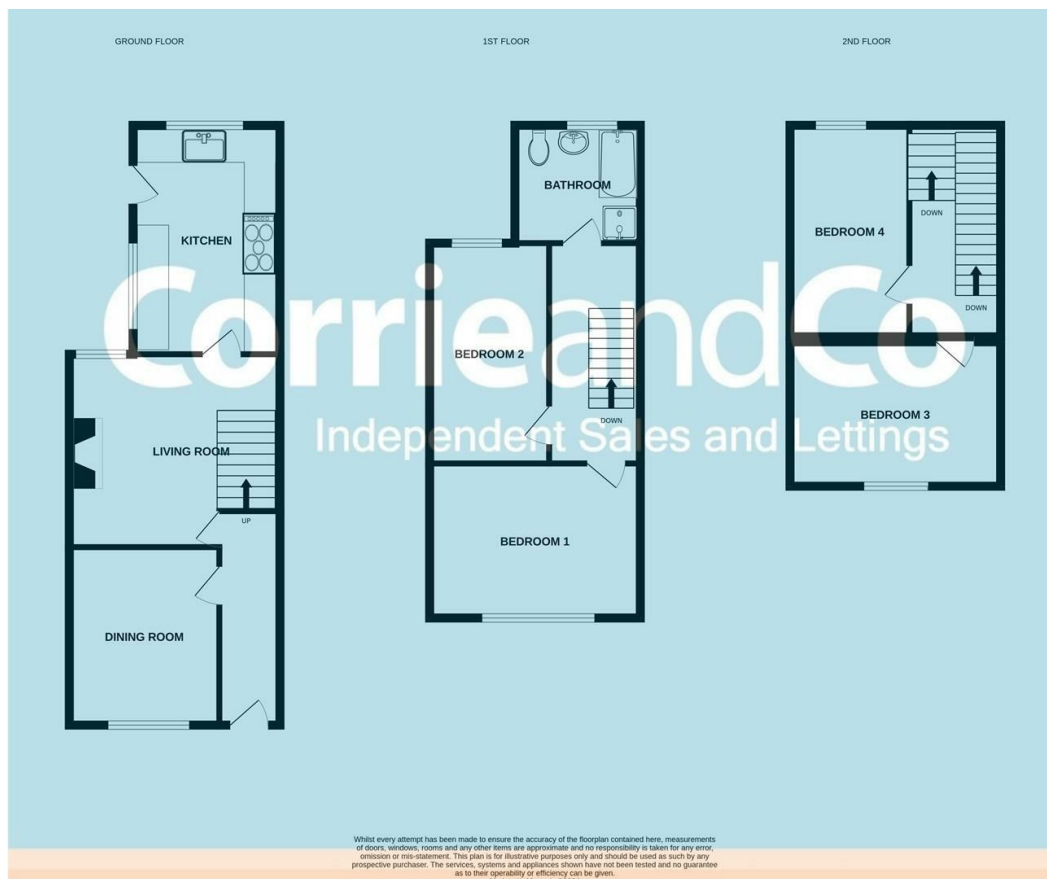
## Road Map



## 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.

