



## 37 Market Street

Millom, LA18 4AH

Offers In The Region Of £85,000



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# 37 Market Street

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## Offers In The Region Of £85,000



*Located on a well-regarded street close to Millom town centre, this spacious two-bedroom property offers excellent potential. While some updating and renovation is required throughout, the home could be transformed into a lovely family residence or a smart rental investment. The property benefits from a forecourt to the front and a garage to the rear, offering both kerb appeal and practical storage.*

As you approach the property, you're welcomed by a charming forecourt area, setting the home back from the pavement and providing a pleasant sense of privacy.

Step through the UPVC front door into the entrance hall, which retains its original flooring. This leads into a spacious living/dining room with windows to both the front and rear, offering plenty of natural light—a true blank canvas, ready for you to make your own.

From the dining area, a door opens into the kitchen, which is generously sized and currently fitted with base and wall units, a single sink with drainer and mixer tap, and an integrated hob and oven. A rear external door provides access to the enclosed yard, which in turn leads to a rear garage and a gated entrance onto the back lane.

Upstairs, the property offers two well-proportioned bedrooms and a bathroom fitted with a WC, washbasin, and bath.

Planning permission was granted in 2020 (now expired) for a rear extension to replace the garage with an enlarged kitchen and a downstairs bathroom, along with reconfiguring the upstairs bathroom into an additional bedroom and a separate WC.

### Entrance hall

16'1" x 3'1" (4.917 x 0.943)

### Living room

12'2" x 10'7" (3.733 x 3.238)

### Dining room

10'10" x 14'0" (3.325 x 4.287)

### Kitchen

8'8" x 11'11" (2.663 x 3.648)

### Landing

5'2" x 13'11" (1.576 x 4.249)

### Bedroom one

12'3" x 14'2" (3.739 x 4.3254)

### Bedroom two

8'8" x 14'0" (2.665 x 4.284)

### Bathroom

8'9" x 7'9" (2.689 x 2.381 )

### Garage

9'6" x 21'6" (2.897 x 6.561)

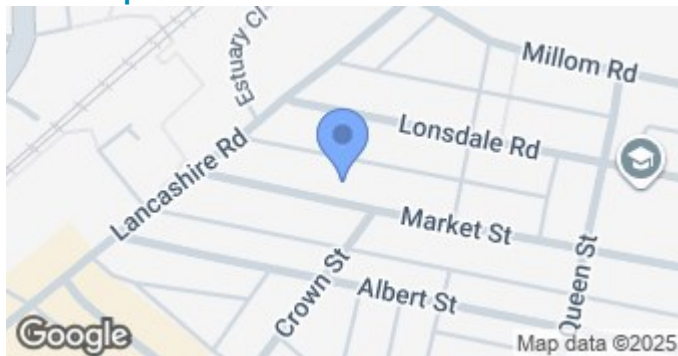




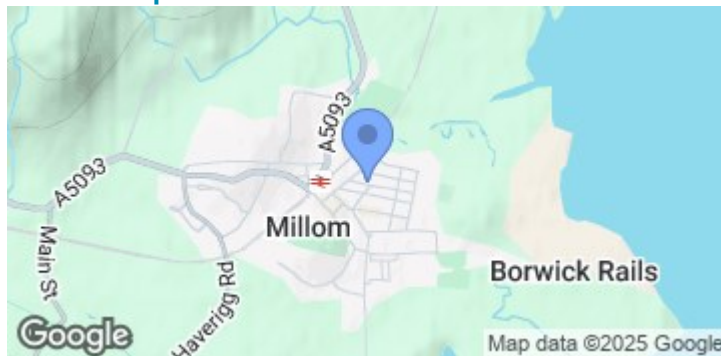
- Two bedrooms
- Close to the town centre
- Gas central heating throughout
- EPC C
- Open plan living/diner
- Ideal project property – some updating and renovation required
- Forecourt & garage
- Council Tax Band A



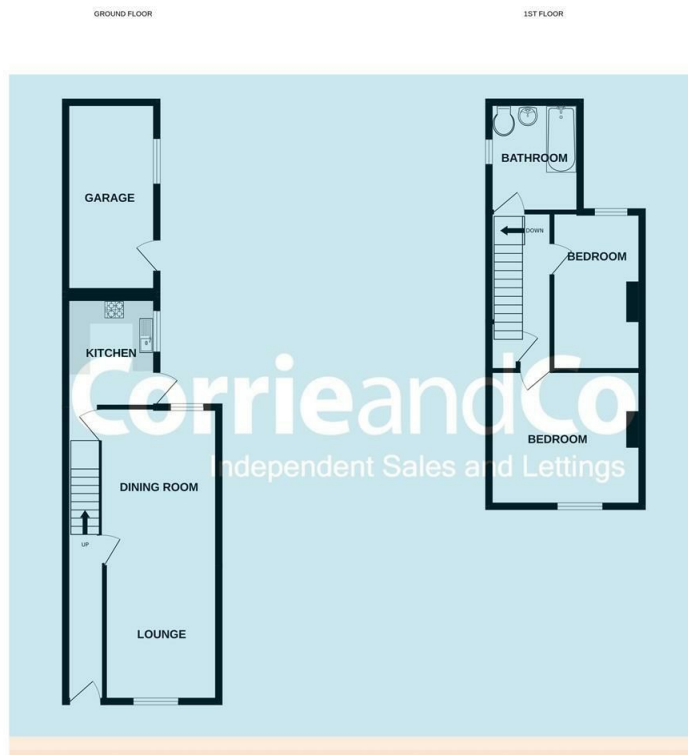
## Road Map



## Terrain Map



## Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used for information only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix ©2025

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