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INDEPENDENT SALES & LETTING AGENTS



45 Newton Street

Millom, LA18 4DR

Offers In The Region Of £125,000



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A rare opportunity to acquire a larger-than-average property situated on Newton Street, conveniently located close to all town amenities.

This versatile property was previously configured as a shop with a separate flat and is now arranged as two distinct living spaces.

The ground floor offers spacious accommodation, featuring a large open-plan living area, a modern kitchen, and a shower room.

To the first floor, the property comprises a comfortable living room, a fully fitted utility room, a well-appointed bathroom, and a generously sized bedroom.

A unique and versatile property located in the heart of Millom town centre, offering an exciting opportunity for a wide range of buyers. The property benefits from two separate entrances, one from Newton Street leading to a staircase accessing the first floor, and another from Queen Street providing direct access to the ground floor. The first floor comprises a bright living room with a feature fireplace, a spacious double bedroom with three windows allowing plenty of natural light, a useful utility area, and a bathroom fitted with bath, WC and wash basin. The ground floor offers a large open-plan living area, kitchen and shower room, with the added benefit of internal access to the first floor. With independent electric supplies to each level, the property presents excellent potential for conversion into two self-contained flats, a commercial shop premises with living accommodation above, or a flexible single dwelling, all subject to relevant permissions and current building regulations.

Living Room

21'4" x 11'4" (6.520 x 3.474)

Dining Room

8'6" x 7'5" (2.604 x 2.265)

Bathroom Ground Floor

3'6" x 10'5" (1.089 x 3.200)

Kitchen Ground Floor

14'1" x 7'4" (4.299 x 2.245)

Entrance Hall

3'9" x 4'3" (1.167 x 1.304)

Landing First Floor

4'2" x 6'10" (1.290 x 2.088)

Living Area First Floor

11'2" x 14'11" (3.421 x 4.551)

Bedroom First Floor

9'10" x 13'0" (3.001 x 3.963)

Bathroom First Floor

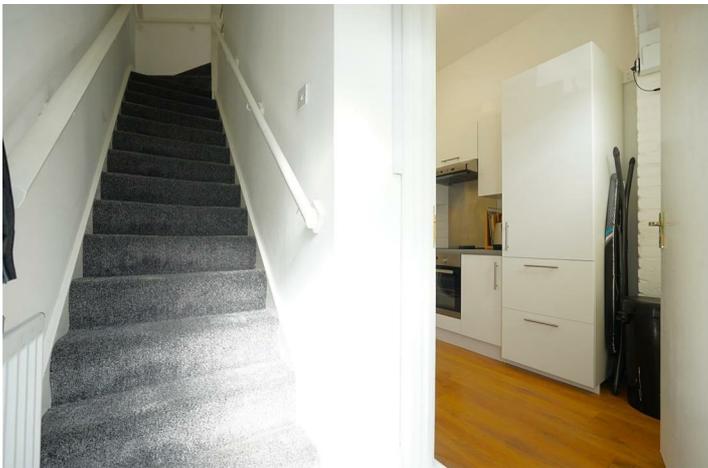
6'10" x 7'0" (2.097 x 2.145)

Utility First Floor

11'7" x 8'6" (3.538 x 2.594)



- Unique and versatile property in Millom town centre
 - Utility area on the first floor
 - Independent electric supplies to each floor
 - New Windows and doors
- Two separate entrances from Newton Street and Queen Street
 - Internal access between ground and first floor
 - Ideal for investors, business owners, or flexible residential use



Road Map



Terrain Map



Floor Plan



While 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 false statement. This plan is for illustrative purposes only and should not be used as such for any professional purposes. The services, systems and appliances shown here are those noted and no guarantee as to their operability or efficiency can be given.
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