

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 106 Albert Street

Millom, LA18 4AD

Offers In The Region Of £89,950



2



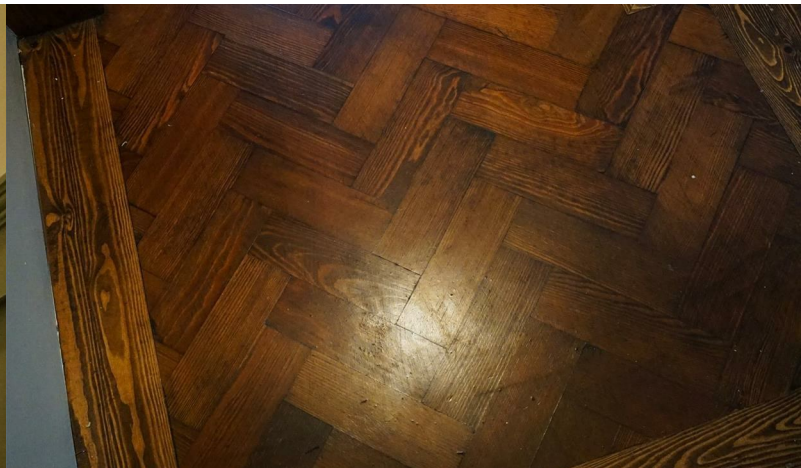
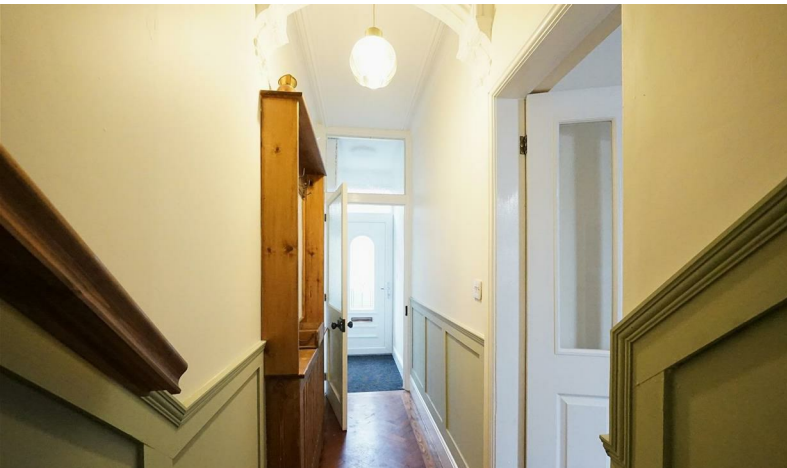
1



1



C



# 106 Albert Street

Millom, LA18 4AD

## Offers In The Region Of £89,950



*Recently renovated - larger, two-bedroom home located close to Millom town centre. Finished to a high standard throughout, with architectural features. The property benefits from a modern kitchen and bathroom and is ready to move into. It would make an ideal purchase for a first-time buyer or an excellent rental investment. To the rear is a private yard with outbuilding.*

As you approach the property, you enter through a white PVC front door into a welcoming hallway featuring panelled walls and attractive reclaimed herringbone pitch pine flooring. An internal door leads through to an open-plan living and dining area, with cream-painted walls and a wallpapered feature wall. The living area is finished with grey carpeting, while the dining area benefits from wooden flooring.

The kitchen is fitted with grey base and wall units, complemented by a contrasting light grey work surface and white tiled splashback. It includes a single sink with mixer tap and inset drainer, along with an integrated hob and oven and extractor fan.

From the hallway, stairs lead to the first floor, where you will find two double bedrooms and a family bathroom. The bathroom is fitted with a three-piece white suite comprising a WC, wash basin, and bath with overhead shower. It also features white tiled splashbacks and patterned lino flooring.

A door from the kitchen provides access to a private rear yard with an outside tap and an outbuilding with both water and electricity, currently used as a useful utility room housing the washing machine.

### Entrance Hall

14'4" x 3'1" (4.375 x 0.956)

### Living Room

10'11" x 10'2" (3.337 x 3.100)

### Dining Room

13'10" x 10'6" (4.241 x 3.202)

### Kitchen

8'7" x 7'8" (2.629 x 2.337)

### Landing

14'1" x 5'1" (4.295 x 1.553)

### Bedroom One

14'1" x 11'6" (4.295 x 3.523)

### Bedroom Two

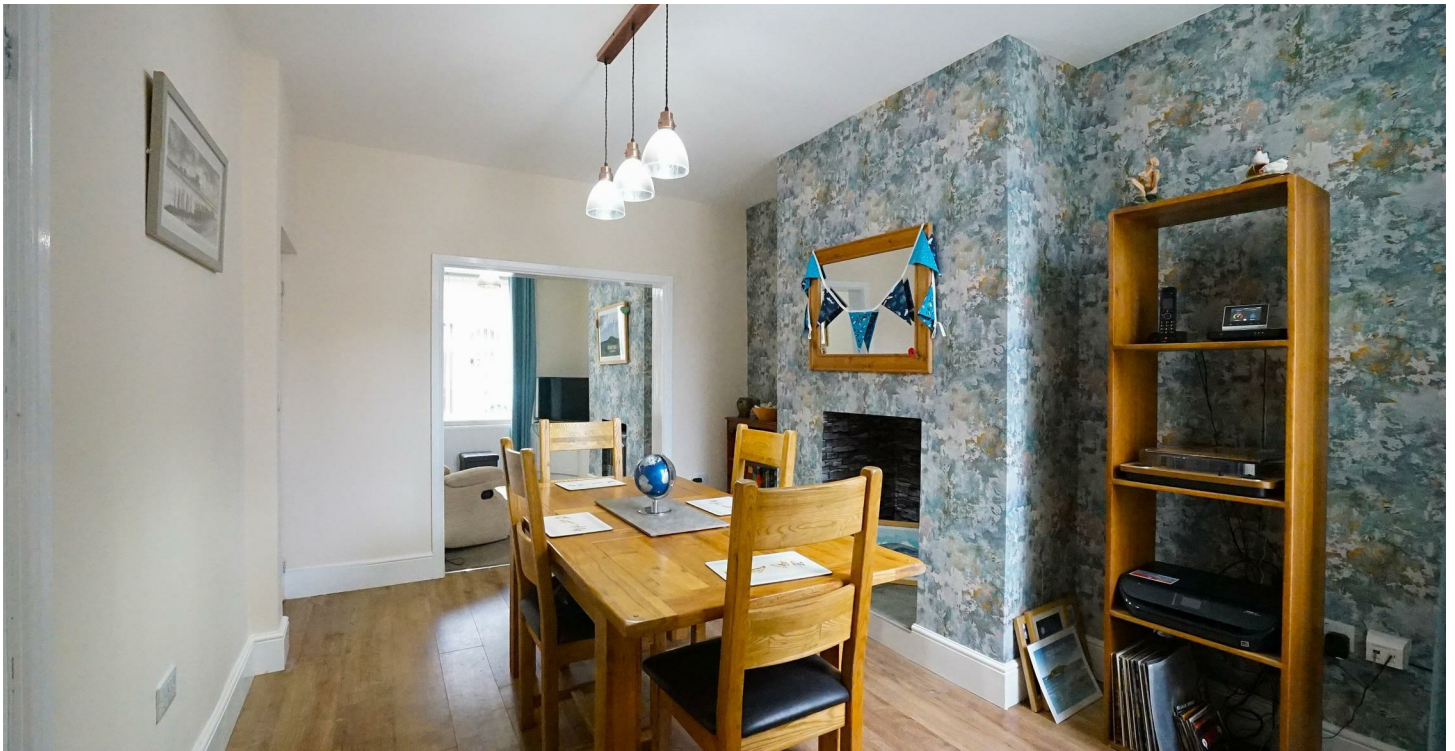
14'0" x 8'5" (4.282 x 2.568)

### Bathroom

8'10" x 7'9" (2.697 x 2.384)

### Outbuilding

12'2" x 6'7" (3.729 x 2.007)

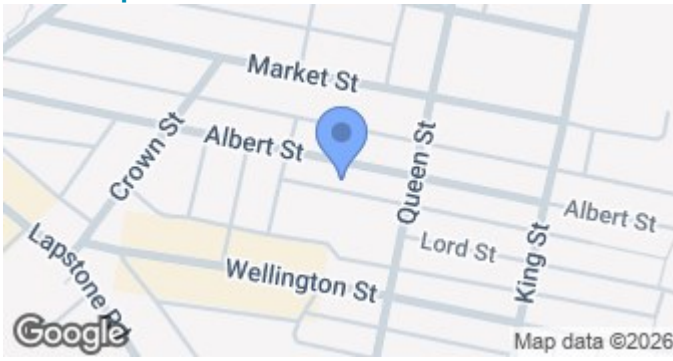


- Recently Renovated
- Architectural Features
- Outbuilding in Yard
- EPC C

- Larger Terrace
- Modern Kitchen and Bathroom
- Council Tax Band A



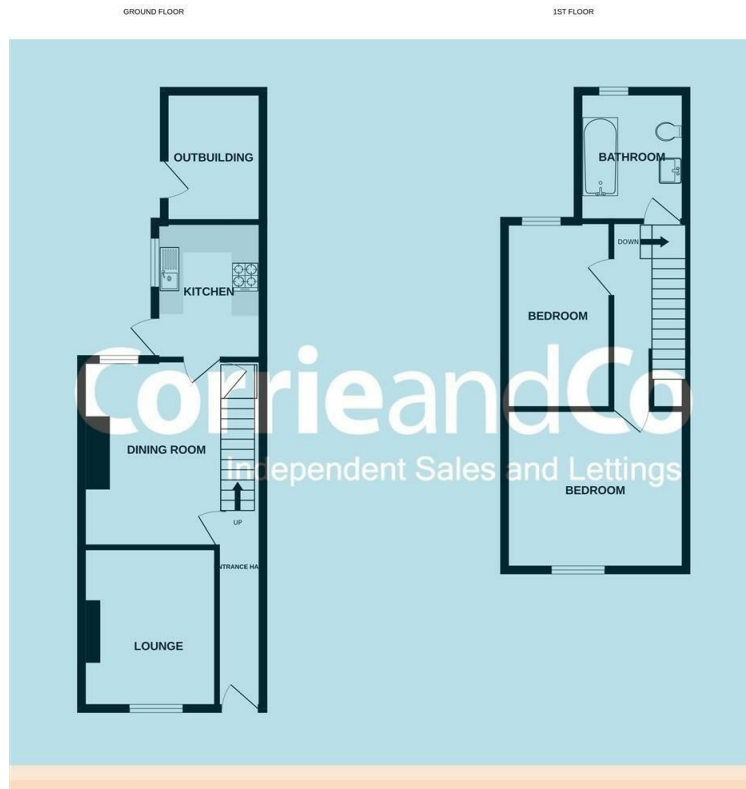
## Road Map



## Terrain Map



## Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission in this 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. Made with Metropix C2025

**We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.**

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

