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## 2, Ennerdale Close, Millom, LA18 4QS

Offers Over £260,000

4 2 2



REF KS0077

2 Ennerdale Close is a modern four bedroom semi detached home situated in a popular residential area. The property comprises of living room, kitchen diner, utility room, sun room and w/c to the ground floor. To the first floor there are four bedrooms; one with en suite and family bathroom. Externally there is a garage, front garden with driveway for multiple cars and to the rear a great sized garden consisting of lawn, patio area and decking area. Early viewings are highly recommended.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, corridors and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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. Floor will measure ©2022



**Energy performance certificate (EPC)**

2, Emeraldale Close MILTON LAT18 4GS	Energy rating <b>C</b>	Valid until: 5 September 2023 Certificate number: 9015-2874-7827-9207-8465
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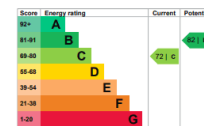
Property type	Semi-detached house
Total floor area	117 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.  
[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60