

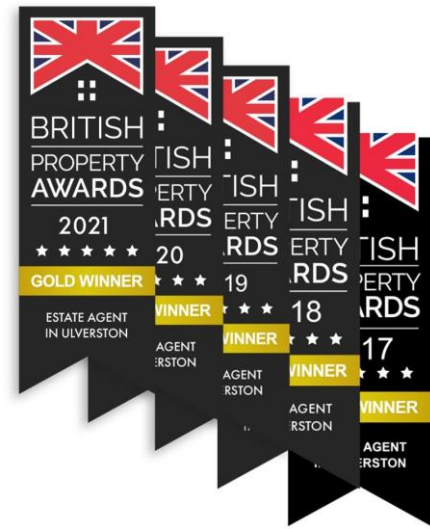
GENERAL INFORMATION

TENURE: Freehold

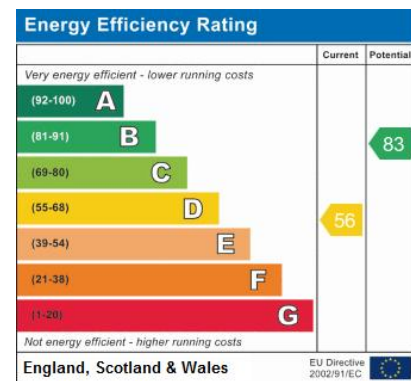
COUNCIL TAX: Band D

LOCAL AUTHORITY: South Lakeland district Council

SERVICES: Mains drainage, gas and electricity are all connected



£285,000



Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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- GARAGE

**1 The Square, Broughton-in-Furness,
 Cumbria, LA20 6JF**

For more information call **01229 314049**

2 New Market Street
 Ulverston
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A most impressive traditional, Grade II Listed, end terrace property in this popular and sought-after South Lakeland village to the edge of the lake district national park. Offering generous four bedroomed family size accommodation over four floors and offered for sale having early and vacant possession with no upper chain. A superb opportunity for both permanent and or second home ownership and has double glazing, central heating and a garage. The accommodation comprises sitting room, dining room, lower ground floor reception hall / utility with WC. Breakfast Kitchen. First floor Two bedrooms master en-suite, staircase to the second floor with Two further bedrooms and family bathroom. To the rear of the property is a shared yard with access to a single garage and useful outbuilding. This is an excellent opportunity rarely available, and inspection is both invited and recommended.



The property accessed by a traditional style half glazed door with double glazed upper which opens directly to the sitting room.

SITTING ROOM

2' 7" x 12' 6" (0.79m x 3.81m)
A traditional style replacement double glazed sash window to the front elevation with deeper sill. The window looks to the side towards the square. The room is of good proportions has a light neutral decor and a central feature fireplace with a wood effect fire surround with the granite style inset and hearth with a living flame gas fire. To the side of this are traditional alcove cupboards with glazed fronts. The room has a double central heating radiator ceiling light point and power sockets as well as tv aerial point and telephone point. Open access to the rear the room is to the adjacent dining room.

DINING ROOM

12' 6" x 9' 5" (3.81m x 2.87m)
With a double-glazed modern sash window to the rear elevation. Offering a pleasant aspect down to the rear where there is the garage and store and to the village beyond. An excellent dining room which has a double central heating radiator ceiling light point and power sockets as well as tv aerial point and telephone point. Open access to the rear the room is to the adjacent dining room. The staircase opens to the rear lower ground floor entrance hallway/utility room which has a double-glazed wooden door offering access to the rear. The room has a traditional slate flag floor which extends through to the adjacent kitchen.

With an area of open under stairs storage space and utility area which has plumbing for automatic washing machine and vent and space for a dryer and wall mounted is the Main eco compact gas combi boiler for the central heating and hot water systems.

There's a black painted beam to the ceiling and the traditional internal door providing access to the ground floor WC.

WC

Has a double glazed wood frame window to the rear, a low flush toilet and wash hand basin which is wall mounted with glass shelf above, a mixer tap and a white ladder style towel radiator and the grey wood effect laminate flooring.

KITCHEN

13' 1" x 12' 2" (3.99m x 3.71m)
An excellent kitchen good proportions which has a modern double glazed sash window to the front elevation. Fitted with a range of base and wall units with a cream shaker style decor panel with wooden pull handles complimented with a wood block effect work surfacing which also extends to a central island/breakfast bar with an inset bowl and a half sink unit with brass effect mixer tap. There is tiling to the splashbacks with chrome trim, and which also continues into the window sill. This is a lovely kitchen that has a Flavel Aspen 100 range cooker which has 8 gas cooking rings, twin ovens a grill with a stainless-steel splash back and a glass and stainless-steel cooker hood above. With space for a free-standing fridge freezer, and an integrated dishwasher with matching decor panel and an eye level built in microwave. In all an excellent kitchen with ample power sockets, exposed beams, and timber lintel features. At high-level is a cupboard housing the electric circuit breaker point and meter.

From the dining area the staircase continues to the first floor with white painted banister, hand rail and spindles, there is an integrated smoke alarm and access to two bedrooms. With a central heating radiator and the staircase further continues to the upper floor.



BEDROOM ONE

12' 8" x 8' (3.86m x 2.44m)
A modern double glaze sash window to the front elevation with outlook to the side toward the square with a window seat and blind. A lovely double bedroom which has a pleasant light décor, an exposed beam feature and central heating radiator. A door provides access to the modern en-suite shower room.

EN-SUITE SHOWER ROOM

7' 6" x 9' 8" (2.29m x 2.97m)
With a 3-piece suite in white comprising WC wash hand basin with mirror above and electric shaver point. The shower cubicle has a Triton Madrid electric shower with full tiling to the walls and inset lighting and ducted extraction to the ceiling and a chrome ladder style towel radiator.

BEDROOM TWO

12' 7" x 6' 6" (3.84m x 1.98m)
With a modern double glazed sash window to the rear elevation offering a pleasant aspect over the rooftops of the village towards fields and woodland beyond. There is a deep window sill with radiator under two double power sockets and TV aerial point a traditional wooden door with windowpanes above offering borrowed light to the landing.

From the first floor landing the staircase continues to the top floor where there is an integrated smoke alarm, a built-in storage cupboard and access to the two further bedrooms and bathroom.

BEDROOM THREE

12' 7" x 7' 10" (3.84m x 2.39m)
A low-level modern wooden double glazed sash window to the front. A further lovely room with exposed beam feature and reducing head height at the side of the room. There is a radiator, TV aerial point and power sockets, and a door of a traditional style with latch handle to a built-in wardrobe.

BEDROOM FOUR

10' x 9' 4" (3.05m x 2.84m)
With a low-level double-glazed modern sash window to the rear with deeper sill again offering a pleasant aspect. This double bedroom has exposed painted beam, a central heating radiator power sockets and offers an excellent double bedroom.

