

For Sale

Premier Home Sales

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2 Duddon View, Duddon Bridge, Nr Broughton-in Furness, Cumbria, LA18 5JE.



Premier Home Sales are pleased to market this fully completed barn conversion built to a very high quality located near the idyllic village of Broughton-in-Furness close to the River Duddon and in open countryside. The property is finished to an extremely high standard with good quality kitchen, four piece bathroom suite, hardwood/pvc double glazing and gas central heating. The ground floor benefits from a spacious lounge/dining area and large kitchen with a utility and wc to the rear of the property. Upstairs there are three bedrooms with large windows and skylights making the rooms very light and airy and giving views of the local countryside. There is a family sized bathroom with modern four piece suite comprising of bath, hand basin, wc and shower cubicle. This property has a landscaped garden to the front and rear, visitor parking and its own garage.

£224,950

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Key Points

- Countryside setting
- Three bedrooms
- Quality fitted kitchen
- Four piece bathroom suite
- Hardwood/pvc double glazing
- Shell gas central heating
- Lounge/dining area
- Large Kitchen
- Utility room
- Down stairs cloakroom
- Landscaped garden
- Garage
- Full alarm system
- 6 years architects certificate
- No local occupancy restriction

Lounge

5.28m (17'4") x 4.37 (14'4")

The lounge has large hardwood front doors with full length windows to the front of the property leading out to the front garden. The lounge is very spacious and benefits from having natural light from both sides of the house giving the room a light and airy feeling. The focal point of the room is the decorative fireplace with wooden lintel which is a distinctive feature and gives the property character.



3.67m (12'1") x 2.78 (9'1")

To the rear of the lounge is an area which could be used for dining or as extra lounge space which also has a lot of natural light due to the French doors that lead to the rear garden. There are halogen downlights in the dining area, in the lounge there are wall lights and a centre light. This room has three

double radiators, television aerial point, telephone point and plentiful power sockets.

Kitchen

4.75m (15'6") x 3.35m (10'11")

The Kitchen is fully fitted with in built appliances of fridge freezer, dishwasher, gas hob, oven, grill and extractor. The kitchen has wood grain effect base and wall units providing lots of storage space and a large granite effect work surface giving plenty of workspace with ceramic tiling splash backs.



There is a wide window above the sink flooding the kitchen/dining area with natural light. In this room there are two ceiling lights, plenty of power sockets and a large double radiator. This Kitchen also benefits from having the space for a dining table so can be used as a kitchen diner.

Hallway

The hallway provides access to the first floor, under stairs storage space, utility and down stairs cloakroom.



In the utility there is a large work surface with sink, there are storage units underneath and plumbing ready for a washing machine.

There is a double radiator, lighting, power sockets, an extractor and condensing boiler all in the utility. Under the stairs there is an enclosed storage space. Off the hallway is the down stairs cloakroom.

Bathroom

3.36m(11') x 1.6m (5'3")
The bathroom is large and has a four piece white suite including bath, shower, hand basin and wc. There is a skylight in the ceiling which supplies natural light but also keeps the bathroom private.



In the bathroom there is a shaving socket, a light for the mirror, a double radiator and an extractor.



Bedroom One

4.72m (15'6") x 3.28m (10'9")
Bedroom one benefits from having two skylights in the ceiling and due to the shape of the roof this adds light and character to the room.



This room has a double radiator, power sockets, lighting, television aerial socket and telephone socket.

Bedroom Two

4.38m (14'4") x 2.94m (9'8")
Bedroom two has a large hardwood framed window making the room very light and has views overlooking the countryside.



This room has a double radiator, power sockets, lighting, television aerial socket and telephone socket.

Bedroom Three

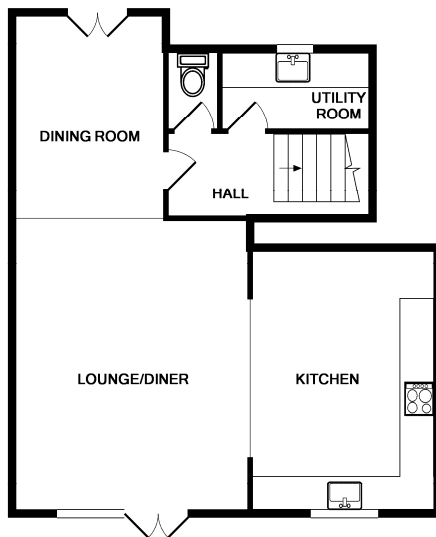
3.37m (11') x 2.42m (7' 11")
Bedroom three has countryside views that can be seen through the double glazed window.



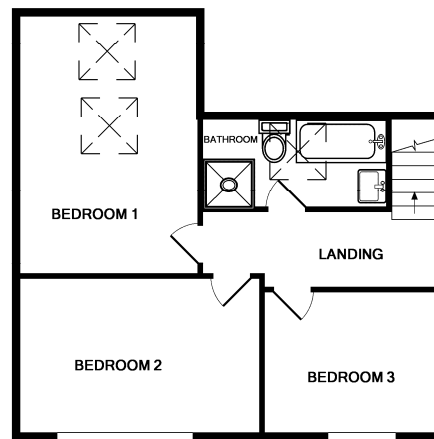
This room has a double radiator, power sockets, lighting, television aerial socket and telephone socket.

Garden

There are landscaped gardens to the front and rear of the property with paths that lead up the house. At the front there is a patio area next to the entrance of the house.

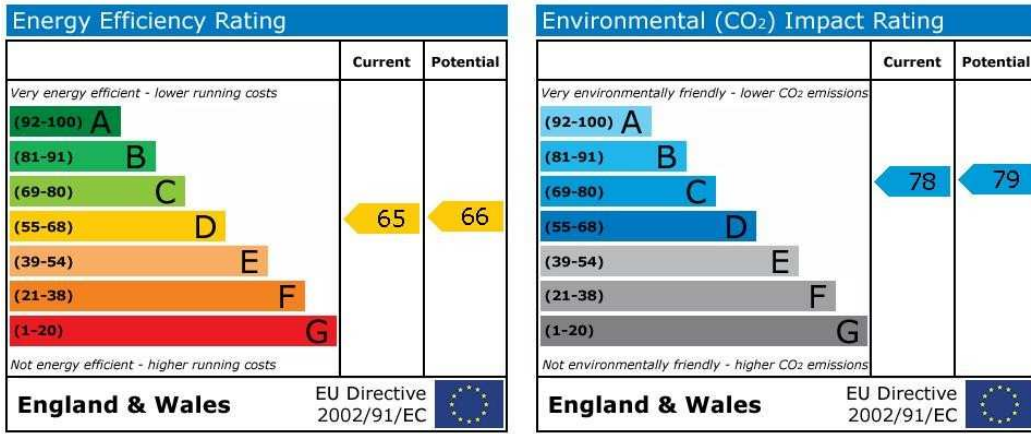


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-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.
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