

**For Sale**

**Premier Home Sales**

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



Premier Home Sales are pleased to market this recently furnished, 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, pvc double glazing and gas central heating. The ground floor benefits from a spacious lounge and large kitchen/dining area with a utility to the rear of the property. Off the hallway is downstairs cloakroom. The master bedroom has an en-suite. 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.

**£219,950**

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## **Key Points**

- Countryside setting
- Three bedrooms
- En-suite bathroom
- Quality fitted kitchen
- Four piece bathroom suite
- 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

## **Entrance Hall**

The property is accessed from the front via an entrance hall off which is the downstairs cloakroom.

## **Lounge**

5.75m (18' 10") x 4.68m (15' 4")

The lounge is spacious and light due to its two windows facing the rear garden and its French doors that open out onto the front garden. The focal point of the room is the decorative fireplace with wooden lintel which is a distinctive feature and gives the property character.



In the lounge there are wall lights and two centre lights. This room has two double radiators, television aerial point, telephone point and plentiful power sockets.

## **Kitchen/Dining Area**

4.59m (15' 4") x 3.36m (11' 1")

The Kitchen is fully fitted with in built appliances of fridge freezer, dishwasher, gas hob, oven, grill and extractor. The kitchen has white base and wall units providing lots of storage space and a large wood 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, power sockets and a large double radiator. This Kitchen is sufficiently spacious for family dining.

## **Rear Hallway**

The hallway to the rear of the property provides access from the rear garden, stairway to the first floor and utility.



In the utility there is a work surface with stainless steel single drainer sink, there are storage units underneath and plumbing ready for a washing machine. Under the stairs there is an enclosed storage space that is accessed from the utility. There is a double radiator, lighting, power sockets, an extractor and condensing boiler all in the utility.

## **Bathroom**

3.41m (11'1") x 1.7m (5'7")

The bathroom has a four piece white suite including twin ended bath with central tap, 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 ladder towel radiator and an extractor fan.



## **Bedroom One**

4.69m (15'1") x 2.73m (8'11")

Bedroom one is double glazed, has a double radiator, power sockets, lighting, television aerial socket and telephone socket.



Bedroom one has an en-suite which has a shower, hand basin and wc. In the En-suite there is a shaving socket, a light for the mirror, a double radiator and an extractor fan.

## **Bedroom Two**

3.65m (11'11") x 2.43m (8')

Bedroom two 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.

## **Bedroom Three**

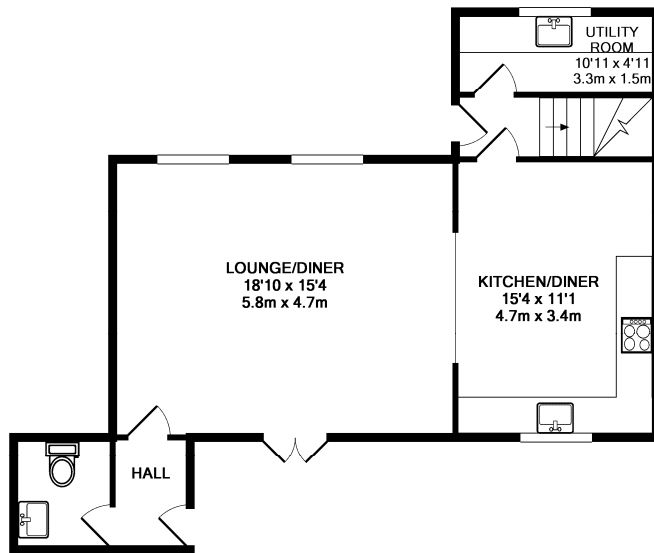
3.35m (11') x 2.37m (7'9') Bedroom three is the smallest of the three bedrooms but is still a double bedroom. This bedroom is also double glazed and has views of the countryside.



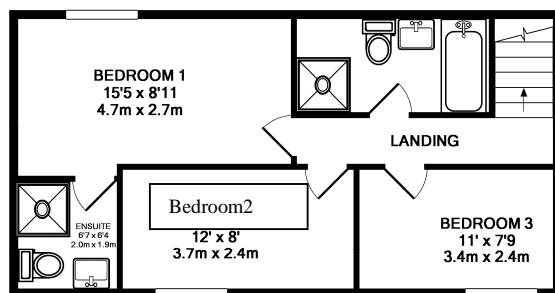
This room has a double radiator, power sockets, lighting, television aerial socket and telephone socket.

## 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



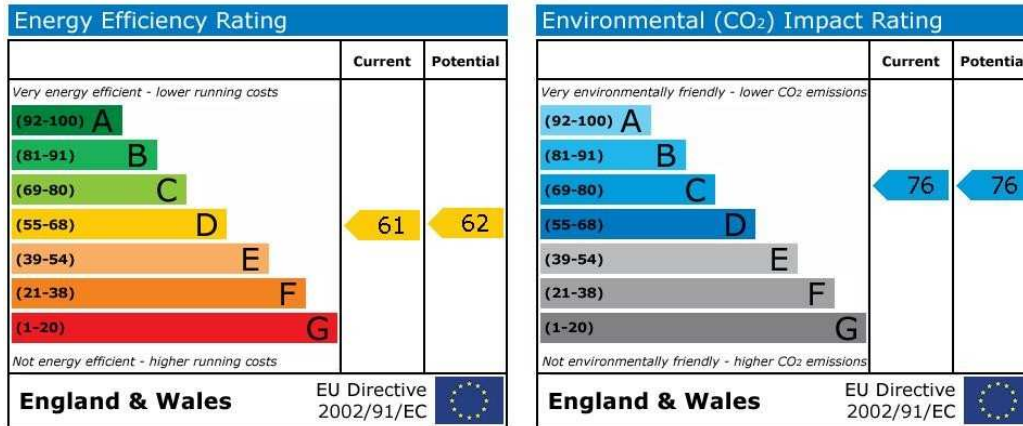
1ST FLOOR

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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