

For Sale

Premier Home Sales

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5 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, three piece bathroom suite, 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 suite comprising of bath with glazed shower screen, hand basin, and wc. 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
- Three Piece bathroom suite
- Pvc double glazing
- Shell gas central heating
- Lounge/dining area
- Fitted Kitchen
- Utility room
- Landscaped garden
- Garage
- Full alarm system
- 6 years architects certificate
- No local occupancy restriction

Entrance

The entrance vestibule is heated by a double radiator and provides access to the hallway through a half glazed door.

Hallway

In the hallway is the staircase to the first floor and access to the under stair storage. This room is heated by a double radiator. The lounge is also accessed through the hallway.

Lounge

5.39m (17'8") x 5.27m (17'3") The lounge is spacious with large double glazed windows either side of the property and French doors that open onto the rear garden giving views of the countryside.



In the lounge there are wall lights and two centre lights. This room has a double radiator, television aerial point,

telephone point and plentiful power sockets. The lounge could also be used for dining as there is adequate space for a dining table.

Kitchen

3.91m (12'9") x 2.48m (8'1") The Kitchen is fully fitted with in built appliances of fridge freezer, dishwasher, oven, grill, extractor and gas hob with stainless steel back plate. The kitchen has wood grain effect base and wall units providing ample storage space.



There is a large granite effect work surface giving plenty of workspace with ceramic tiling splash back. Views of the surrounding countryside can be seen out of the kitchen window with light coming through this window and a ceiling sky light.

Utility

2.47m (8'1") x 1.43m (4'8") The utility has a work surface and is plumbed ready for a washing machine.



There is a ceiling sky light, double radiator, lighting, power sockets and condensing boiler all in the utility.

Bathroom

2.06m (6'9") x 2.04m (6'8") The bathroom has a modern three piece suite consisting of bath with glazed shower screen, hand basin and wc.



This room has a pvc pattern glass window to supply light whilst keeping 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

3.14m (10'3") x 3.06m (10') Bedroom one 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 Two

4.24m (13'10") x 2.19m (7'2") Bedroom two is a good sized bedroom with a double radiator, power sockets, lighting, television aerial socket and telephone socket.



Bedroom Three

2.85m (9'4") x 2.30m (7'6") Bedroom three benefits from having a door sized window and a sky light in the ceiling and due 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

Garden

There is a landscaped courtyard to the front of the property with a shared footpath that leads up the house. At the rear garden there is a patio area next to the house's French doors and lawned gardens down to the open fields.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misdescription Act.

Although these particulars are thought to be materially correct they are for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.