

For Sale

Premier Home Sales

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6 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, large kitchen and utility. 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.

£209,950

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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

5.26m (17'2") x 5.24m (17'2")
The lounge is spacious with large double glazed windows either side of the property and a pvc door 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

3.58m (11'9") x 2.45m (8')
The Kitchen is fully fitted with in built appliances of fridge freezer, dishwasher, oven, grill, extractor and gas hob. 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

In the utility there is a work surface with sink, there are storage units underneath and plumbing ready for a washing machine. There is a ceiling sky light, double radiator, lighting, power sockets and condensing boiler all in the utility.

Bathroom

2.1m (6'10") x 2.05 (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

3.12m (10'3") x 3.06 (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

4.03m (13'3") x 2.2m (7'6")

Bedroom two is a good sized bedroom with a double radiator, power sockets, lighting, television aerial socket and

telephone socket.



Bedroom Three

3m (9'10") x 2.28 (7'6")

Bedroom three benefits from having a sky light in the ceiling. Due to the shape of the roof this adds light and character to the room.



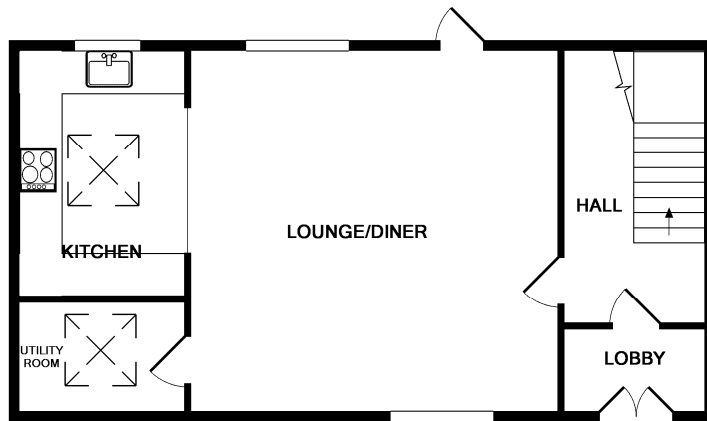
This room has a double radiator, power sockets, lighting, television aerial socket and telephone socket.

Garden

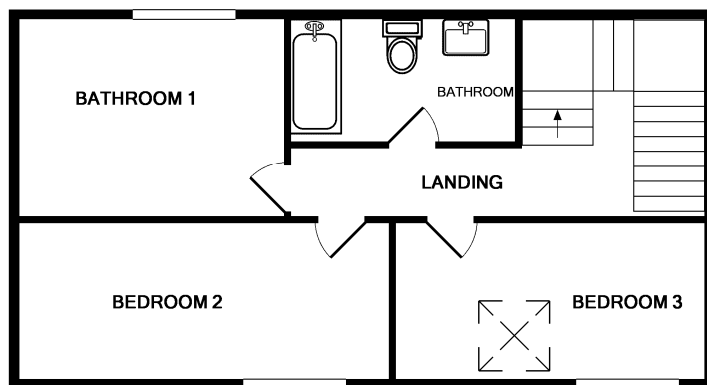
There is a landscaped courtyard to the front of the property with a shared footpath that leads up the house.



At the rear garden there is a patio area next to the houses' french doors and lawned gardens down to the open fields.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	58
(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		73	74
(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.

