

For Sale

Premier Home Sales

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7 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, en-suite bathroom, pvc double glazing and gas central heating. This property benefits from a spacious lounge and large kitchen/dining area. The master bedroom has a three piece en-suite. There is a family sized bathroom with modern three piece suite comprising of bath, hand basin, and wc. This property has a quaint landscaped garden to the front and side, visitor parking and its own garage.

£199,950

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Key Points

- Countryside setting
- Three bedrooms
- En-suite bathroom
- Quality fitted kitchen
- Three piece bathroom suite
- Pvc double glazing
- Shell gas central heating
- 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 that leads to the kitchen, bedrooms and bathroom.

Kitchen

4.8m (15'9") x 4.27m (14')

The Kitchen is fully fitted with in built appliances of fridge freezer, dishwasher, gas hob, oven, grill and extractor. The kitchen has cream 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 halogen downlights, power sockets and a large double radiator.

Lounge

4.8m (15'9") x 3.10m (10'2") The lounge is spacious and light due to its two windows facing either side of the fireplace and its french doors that open out onto the front garden. The focal point of the room are the wooden truss beams and the decorative fireplace with wooden lintel which give 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.

Bathroom

2.18m (7'2") x 1.76m (5'9") The bathroom has a three piece white suite including bath, hand basin and wc.



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

Bedroom One

3.92m (12'10") x 2.63m (8'7")
Bedroom one benefits from having a three piece on-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. The bedroom has a double radiator, power sockets, lighting, television aerial socket and telephone socket.

Bedroom Two

3.61m (11'11") x 2.33m (7'7")
Bedroom two is a good sized bedroom with a double radiator, power sockets, lighting, television aerial socket and telephone socket.



Bedroom Three

2.7m (8'10") x 2.41m (7'10") Bedroom three is a good sized bedroom with a double radiator, power sockets, lighting, television aerial socket and telephone socket.

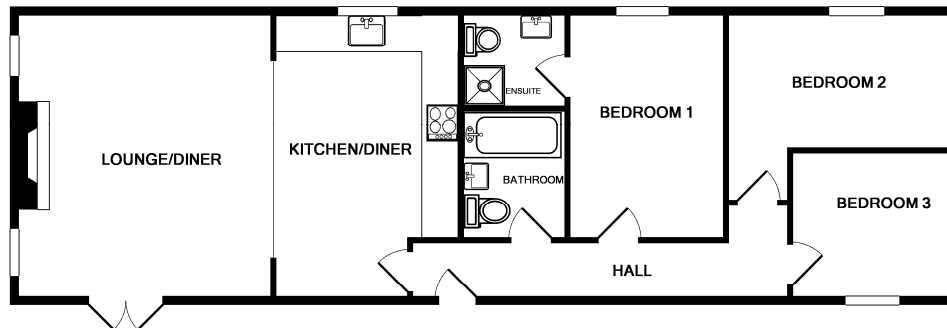


Garden


There is a landscaped garden to the front and side of the property.




At the front there is a patio area next to the entrance of the house.



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	55	56
(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	72	73
(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.