

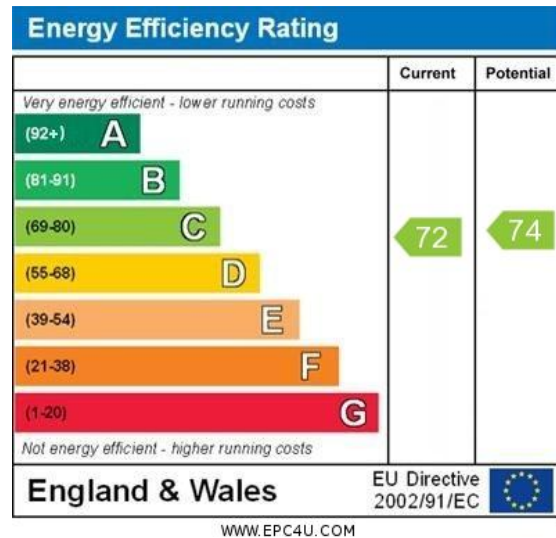
**Lucy Boardman** (Formerly Lloyds Bank) -

**Ross Mortgage Services** have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent Mortgage Broker** we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

#### Tenure

Freehold

#### Council Tax Band

D

#### Contact Details

25 King Street  
Ulverston  
Cumbria  
LA12 7DZ

www.rossestateagencies.com  
sales@rossestateagencies.co.uk  
01229 582889



**Sawrey Court | Broughton-in-Furness | LA20 6JQ**

**Asking Price £264,950**

- Desirable Mid Terrace Home
- Sought After Village
- Beautifully Maintained Throughout
- Gas C/H, Double Glazing
- Ideal For A Couple Or Family
- Forecourt, Vestibule, Washroom, Hall
- Lounge, Kitchen/Diner, Conservatory
- 3 Good Sized Bedrooms And Bathroom
- Enclosed Garden To Rear, Garage
- A Local Occupancy Clause Applies





## Property Description

Situated in the ever popular village of Broughton, this is a rare opportunity to purchase a modern, beautifully maintained terrace mews that benefits from gas central heating and double glazing. The property comprises; slate paved frontage, vestibule, washroom, entrance hall, lounge, kitchen/diner, conservatory and to the first floor are 3 good sized bedrooms and bathroom. To the rear of the property is a very attractive enclosed garden and store shed. The property also has the benefit of a garage close to the house. Offered for sale in a ready to move into condition, the property is ideal for a family or couple and early viewing is highly recommended. A local occupancy clause applies on this property – Cumbria County Council District.

### SERVICES

Gas, Water, Electric, Telephone, Drainage.

### FRONTAGE

Having slate paved frontage with dry stone walls and outside water tap.

### VESTIBULE

Having double glazed front door, laminated wood flooring and access to the entrance hall and washroom.

### WASHROOM

**7' x 4' 8" (2.13m x 1.42m)**

Having W/C, washbasin, plumbing for a washing machine, 2 power points and uPVC double glazed window.

### ENTRANCE HALL

Having 2 power points, radiator, Kamdean flooring and under stairs storage cupboard. The entrance hall has access to the lounge, hive central heating control kitchen/diner and stairs.

### LOUNGE

**17' 8" x 11' 11" (5.38m x 3.63m)**

Having wood burning stove on brick hearth with wood mantelpiece, laminated wood flooring, down lights, 8 power points, radiator, TV point, 2 wall lights and double doors to the conservatory.

### CONSERVATORY

**11' 4" x 5' 2" (3.45m x 1.57m)**

Having 2 wall lights, radiator, laminated wood flooring and uPVC double glazed patio doors to the garden.

### KITCHEN/DINER

**16' x 8' 10" (4.88m x 2.69m)**

Having contemporary wall and base storage cupboards, working surfaces, rebated 1 1/2 bowl sink, 10 power points, radiator, Neff electric oven and combination microwave, Neff 4 ring electric hob, fridge freezer and separate built in freezer, built in dishwasher, down lights and under unit lighting, Karndeian flooring, telephone point and uPVC double glazed window.

### LANDING

Having flush panel doors to all rooms, laminated wood flooring, access to a part boarded loft and built in storage cupboard with shelving and hot water tank.

### BEDROOM 1

**13' 10" x 8' 11" (4.22m x 2.72m)**

Having built in wardrobes and dressing table, laminated wood flooring, 2 wall lights with dimmer switches, 6 power points, radiator, built in chest of drawers and uPVC double glazed window with pleasant views.

### BEDROOM 2

**10' 5" x 8' 11" (3.18m x 2.72m)**

Having 4 power points, radiator, built in wardrobes, laminated wood flooring and uPVC double glazed window.

### BEDROOM 3

**9' 10" x 8' 5" (3m x 2.57m)**

Having built in wardrobes, 6 power points, radiator, laminated wood flooring and uPVC double glazed window with pleasant views.

### BATHROOM

**8' 4" x 6' (2.54m x 1.83m)**

Having white suite with P shaped bath, over bath shower and screen, W/C, washbasin with base storage cupboards, heated stainless steel towel rail, PVC clad tile effect walls, built in cupboard with gas central heating condensing boiler, down lights, xpelair and uPVC double glazed window.

### GARAGE

**15' 11" x 7' 11" (4.85m x 2.41m)**

Having up and over door, 2 power points and light. The garage is located in Sawrey Court and is the second garage from the right.

### GARDEN

Having very attractive enclosed lawned garden to rear with well stocked mature borders, paved patio and garden store with power point.

### VIEWING

Key Accompanied.

