

## GARDEN

Having enclosed garden to rear.

## VIEWING

Key accompanied, telephone first

## 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

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# #ROSS Estate Agencies



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	86
(69-80) C	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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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

C

### Contact Details

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## Copper Rigg | Broughton-in-Furness | LA20 6AJ

Asking Price £250,000

- Very Desirable 3 Storey Mews
- Sought After Village Location
- Well Maintained Throughout
- Hall, Utility Store, Lounge
- Kitchen Diner, Washroom
- 3 Bedrooms, Ensuite, Family Bathroom
- Off Road Parking, 24ft Garage/Workshop
- Enclosed Garden To Rear
- Gas C/H and Double Glazing
- Ideal For A Couple/Family



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## Property Description

Situated in a highly sought after village in Broughton-in-Furness, this fine, modern, 3 storey mews home offers excellent living accommodation. The property is well maintained throughout with gas central heating, double glazing and accommodation comprising: drive access to the house and garage. The ground floor comprises: entrance hall, utility store and access to the garage and to the first floor landing is access to the lounge, kitchen diner and washroom. To the second floor are 3 bedrooms, ensuite shower room to the master bedroom and separate family bathroom. There is an enclosed garden to rear. Offered for sale at a realistic price, this property is ideal for a family or couple and early viewing is highly recommended.

### SERVICES

Gas, Water, Electric, Telephone, Drainage

### FRONTAGE

Having block paved drive access to the house and garage.

### ENTRANCE HALL

Having sealed unit double glazed front door, 2 power points, 1 radiator, 1 telephone point, access to the garage, stairs and utility store.

### UTILITY STORE

**6' 4" x 5' 9" (1.93m x 1.75m)**

Having wood effect working surfaces, rebated stainless steel sink unit, plumbing for a washing machine, 4 power points, 1 radiator and xpelair.

### FIRST FLOOR LANDING

Having 2 power points and access to the lounge, kitchen diner and washroom.

### LOUNGE

**14' 5" x 11' 8" (4.39m x 3.56m)**

Having electric coal effect fire with stone effect surround, 10 power points, 1 radiator, 1 TV point, 1 telephone point, sealed unit double glazed window and sealed unit double glazed door to the rear garden.

### KITCHEN/DINER

**18' 6" x 9' 11" (5.64m x 3.02m)**

Having modern wall and base storage cupboards with marble effect working surfaces, rebated 1 1/2 bowl stainless steel sink unit, 4 ring electric hob, electric oven, filter hood, 10 power points, radiator, built in fridge freezer, 1 TV point, plumbing for a dishwasher and 2 sealed unit double glazed windows.

### WASHROOM

**6' 5" x 5' 11" (1.96m x 1.8m)**

Having WC, wash basin, tiled surrounds, wall mounted gas central heating combi boiler, 1 radiator, xpelair and sealed unit double glazed window.

### SECOND FLOOR LANDING

Having 2 power points, flush panel doors to all rooms and built in storage cupboard with hot water tank. There is a fold down ladder giving access to a part boarded loft.

### BEDROOM 1

**11' 8" x 11' 4" (3.56m x 3.45m)**

Having 6 power points, 1 radiator and sealed unit double glazed window. Bedroom 1 has access to the ensuite shower room.

### ENSUITE SHOWER ROOM

**8' 6" x 4' 5" (2.59m x 1.35m)**

Having tiled shower cubicle, WC, wash basin, 1 radiator and xpelair.

### BEDROOM 2

**10' 9" x 9' 6" (3.28m x 2.9m)**

Having 6 power points, 1 radiator, 1 TV point and sealed unit double glazed window.

### BEDROOM 3

**8' x 6' 9" (2.44m x 2.06m)**

Having 4 power points, 1 radiator and sealed unit double glazed window.

### BATHROOM

**7' 4" x 5' 11" (2.24m x 1.8m)**

Having white suite with bath, over bath shower from mixer taps, shower screen, WC, wash basin, 1 radiator, tiled surrounds, xpelair and sealed unit double glazed window.

### GARAGE

**24' 1" x 11' 2" (7.34m x 3.4m)**

Having electric up and over door, power, light and integral access to the entrance hall.

