

CARPORT

Having parking for one vehicle.

GARDEN

Having off road parking to the side elevation with access to the carport and lawned garden to rear with slate paved patio and elevated paved patio with country views. There is an outside water tap, oil tank, greenhouse and ornamental pond with waterfall.

VIEWING

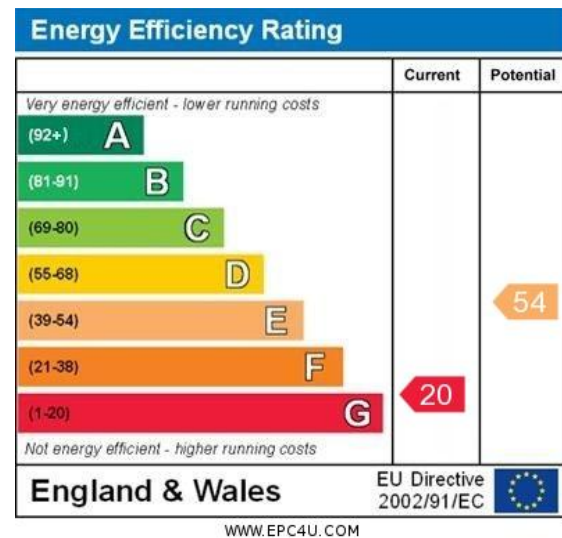
Key accompanied.

Draft particulars subject to client approval.

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.

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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.



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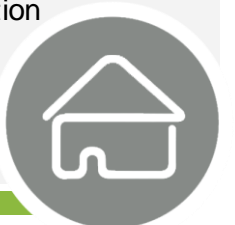
#ROSS Estate Agencies



Mandeville | Broughton-in-Furness | LA20 6DR

Asking Price £315,000

- Detached Rural Cottage
- Situated Close To Duddon Bridge
- Well Maintained Throughout
- Vestibule, Hall, Washroom, Lounge
- Dining Room, Kitchen, Utility Store, Workshop
- 4 Bedrooms, Ensuite, Bathroom
- Oil Fired Central Heating, Double Glazing
- Off Road Parking To The Side Elevation
- Gardens To The Side And Rear
- Early Viewing Recommended





Property Description

Situated in a rural location with easy access to Duddon Bridge and the Duddon Valley, this individual detached cottage is ideal for family living. The property is well maintained throughout with oil fired central heating, double glazing and accommodation comprising; vestibule, entrance hall, wash room, lounge, dining room, kitchen and utility store with access to large workshop. A split level landing gives access to 4 bedrooms with ensuite shower room to the master room and separate family bathroom. To the side of the property is a carport giving access to a private garden. This property is ideal for family living and is offered for sale with 100% part exchange available anywhere in the UK.

SERVICES

Water, Electric, Telephone, Septic Tank Drainage, Oil Fired Central Heating.

OFF ROAD PARKING

Having off road parking and carport to the side elevation.

VESTIBULE

Having slate tiled floor and access to the entrance hall.

ENTRANCE HALL

13' 11" x 10' 8" (4.24m x 3.25m)

Having laminated wood floor, power point, radiator, spindle and banister staircase and under stairs storage cupboard.

WASHROOM

Having saniflo W/C, wash basin, down lights, laminated wood floor, radiator and uPVC double glazed window.

LOUNGE

17' 00" x 13' 10" (5.18m x 4.22m)

Having bottled calor gas coal effect fire with tiled inset, slate hearth and pine surround, 8 power points, 2 radiators, TV point, telephone point and 3 uPVC double glazed windows.

DINING ROOM

14' 8" x 8' 8" (4.47m x 2.64m)

Having laminated wood floor, 2 power points, radiator, uPVC double glazed window and open aspect tot he kitchen.

KITCHEN

14' 8" x 7' 10" (4.47m x 2.39m)

Having cream fronted wall and base storage cupboards, wood effect worktops, tiled surrounds, rebated stainless steel sink unit, plumbing for a dish washer, 4 ring electric hob, electric double oven and grill, filter hood, laminated wood floor, 7 power points, uPVC double glazed window and built in cupboard housing the oil fired central heating boiler. The kitchen has access to the utility store.

UTILITY STORE

8' 7" x 6' 2" (2.62m x 1.88m)

Having double wall cupboard, Belfast sink, plumbing for a washing machine, laminated wood floor, 2 power points and access to the workshop.

WORKSHOP

17' 6" x 6' 7" (5.33m x 2.01m)

Having power, light, beamed features, storage cupboard and mezzanine storage area. The workshop has access to the side elevation.

LANDING

Having 5 power points, radiator, down lights, 2 double glazed sky lights, telephone point, uPVC double glazed window and pine doors to all rooms. There is a study area on the landing with 2 power points.

BEDROOM 1

14' 7" x 14' 4" (incorporating the ensuite) (4.44m x 4.37m)

Having 2 power points, radiator, beamed features, built in wardrobes, uPVC double glazed window and double glazed sky light.

ENSUITE SHOWER ROOM

8' 4" x 4' 2" (2.54m x 1.27m)

Having tiled shower cubicle, W/C, wash basin, tiled surrounds, shaver light and point, beamed features, tiled floor, radiator and double glazed sky light.

BEDROOM

2

14' 2" x 10' 5" (4.32m x 3.18m) Having 6 power points, radiator, TV point, beamed features, uPVC double glazed window with open country views and double glazed sky light.

BEDROOM 3

10' 8" x 10' 3" (3.25m x 3.12m)

Having 4 power points, radiator, double glazed sky light, built in wardrobes, beamed features and uPVC double glazed window with open country views.

BEDROOM 4

7' 11" x 6' 9" (2.41m x 2.06m)

Having 2 power points, radiator and uPVC double glazed window.

BATHROOM

8' 5" x 5' 10" (2.57m x 1.78m)

Having bath, over bath shower hose from mixer taps, shower screen, W/C, wash basin, tiled surrounds, tiled floor, 2 radiators, beamed features, spotlights, xpelair, uPVC double glazed window and double glazed sky light.

