



12 Copper Rigg

Broughton-In-Furness, LA20 6AJ

Offers In The Region Of £315,000



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Welcome to your slice of paradise in the heart of the Lake District National Park! Nestled within the charming market village of Broughton, this three-bedroom mid-terrace home offers the perfect blend of rural tranquillity and modern convenience. With off-road parking, a 24ft long garage, and easy access to local amenities including a bakery and friendly village pubs, this is more than just a house – it's a gateway to the idyllic Lake District lifestyle. Whether you're drawn to the stunning natural beauty or the welcoming community atmosphere, this property promises a warm embrace and endless adventures amidst one of England's most beloved landscapes. Welcome home to Broughton, where every day feels like a breath of fresh air.

Approaching this desirable 3-bedroom property, you're welcomed by a block paved driveway offering off-road parking for one car, alongside a garage. Enter through the UPVC front door to the ground floor, where you'll find access to the garage from inside, as well as a utility room equipped with plumbing for a washing machine and a wash basin.

Ascend the wooden spindled staircase to the first floor, where the living room awaits, complete with an electric fire and surround, double glazed window, and double glazed door leading to the rear garden. The décor boasts a natural theme complemented by a grey carpet. Adjacent is the kitchen/diner, the heart of the home, featuring modern wall and base storage cupboards, marble-effect work surfaces, a stainless steel sink unit, electric hob, oven, filter hood, and two sealed unit double glazed windows. Ample space is available for a dining table. Additionally, the first floor accommodates a washroom with WC, wash basin, and tiled walls.

Continuing to the second floor via the staircase, you'll discover three bedrooms, two of which are doubles, with the master bedroom boasting an en-suite comprising a tiled shower cubicle, WC, and wash basin. There's also a three-piece family bathroom complete with WC, wash basin, and bath with a shower attachment, featuring half tiled walls and laminate flooring.

The rear of the property offers a tranquil small garden with steps leading down to a deck area and a pathway to the rear gate, accompanied by an area adorned with various flowers and shrubs.

The 24ft long garage features an electric up-and-over door, power, light, and integral access to the entrance hall.

Entrance Hall

13'10" x 6'4" (4.225 x 1.941)

Utility

6'4" x 5'9" (1.935 x 1.753)

Garage

24'0" x 11'2" (7.335 x 3.410)

First Floor Landing

10'1" x 6'4" (3.079 x 1.933)

Living Room

14'5" x 11'8" (4.413 x 3.558)

Kitchen-Diner

18'6" x 9'11" (5.640 x 3.028)

First Floor WC

6'4" x 5'11" (1.931 x 1.810)

Second Floor Landing

10'0" x 6'5" (3.073 x 1.980)

Bedroom One

11'7" x 11'7" (3.552 x 3.545)

En Suite

8'4" x 4'4" (2.563 x 1.341)

Bedroom Two

11'7" x 6'10" (3.545 x 2.087)

Bedroom Three

8'0" x 6'9" (2.448 x 2.070)

Family Bathroom

7'4" x 5'10" (2.249 x 1.801)



- Within Lake District National Park
 - Off Road Parking
 - En-Suite Master Bedroom
 - Council Tax C
- Garage/Workshop
 - Three Bedrooms
 - EPC C
 - Patio Garden



Road Map



Terrain Map



Floor Plan

Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

