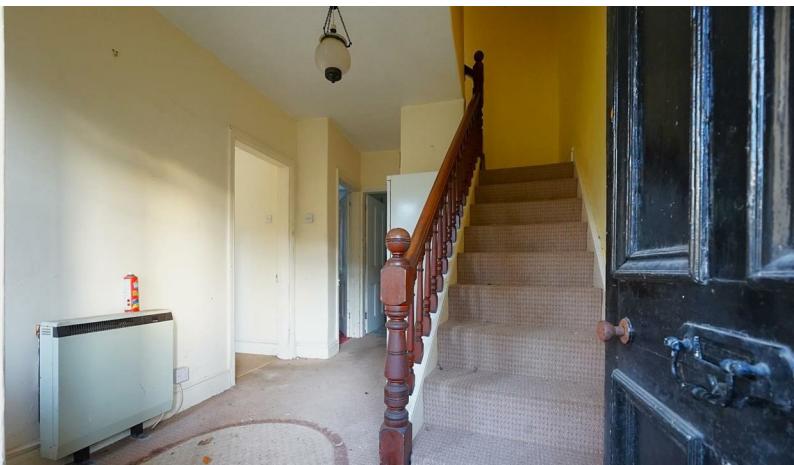




## Duddon View,

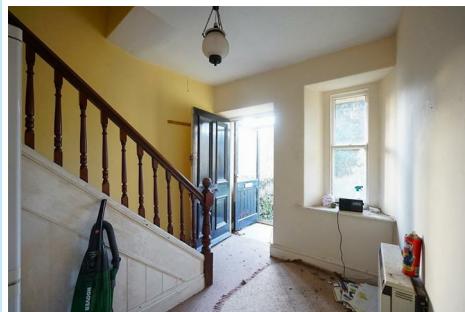
Broughton-In-Furness, LA20 6DR

Offers In The Region Of £295,000



# Duddon View, Broughton-In-Furness, LA20 6DR

## Offers In The Region Of £295,000



A unique three-bedroom property located just outside Broughton-in-Furness, set in the highly desirable Duddon valley and enjoying stunning views across the surrounding countryside and fells.

This end-terrace home benefits from gardens to both the front and rear, offering excellent outdoor space in a peaceful rural setting. While the property is in need of renovation, it offers masses of potential and retains many original period features, including attractive open fireplaces and traditional box sash windows.

An exciting opportunity to create a characterful home in one of the Lake District's most picturesque locations.

On approaching the property, a low surrounding wall encloses the frontage, with a side gate providing access to the front garden. The front elevation features an attractive box sash bay window complemented by a slated porch roof, enhancing the home's traditional character.

Entering through the wooden front door, you are welcomed into a hallway which provides access to the ground floor accommodation and the staircase rising to the first floor. The lounge benefits from the bay window and features a cast iron black fireplace with tiled inset, creating a charming focal point. Also located on the ground floor are the dining room and kitchen, with a door from the kitchen leading directly to the rear garden.

To the first floor are three bedrooms, two of which retain original fireplaces, offering attractive decorative features and a nod to the property's heritage. A family bathroom completes the accommodation on this level.

### Entrance Hall

9'5" x 8'10" (2.886 x 2.711)

### Living Room

13'3" x 13'0" (4.053 x 3.976)

### Dining Room

13'3" x 9'4" (4.046 x 2.849)

### Kitchen

9'1" x 5'10" (2.785 x 1.784)

### Bedroom One

13'0" x 9'5" (3.982 x 2.895)

### Bedroom Two

13'3" x 9'6" (4.049 x 2.897)

### Bedroom Three

9'7" x 8'8" (2.933 x 2.667)

### Family Bathroom

9'1" x 5'11" (2.775 x 1.806)



- Unique three-bedroom end-terrace property
- In need of renovation – offering masses of potential
  - Peaceful rural setting with excellent scope to personalise
  - EPC - F
- Stunning views over surrounding countryside and fells
  - Retains many original period features
  - Council Tax C



## Road Map



## Terrain Map



## Floor Plan



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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A			
(81-91) B			
(69-80) C			
(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	