

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



2 Market Street

Broughton-In-Furness, LA20 6HP

Chain Free £295,000



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Summary

Rare opportunity for substantial, four storey traditional property. Located within the lake district national park and this lovely village (with amenities). Offered for sale as freehold, vacant possession with existing use as office (formerly accountants) Well presented throughout with some lovely features, electric heating, part UPVC double glazing (sash). Entrance hall off 15ft with pine floor, ground floor cloaks/wc. Two super reception rooms: each with period style fire surrounds. Lower ground floor with kitchen area, cloaks/wc, & two store rooms. Spindled stairs to the first and second floors. Two lovely (four in-total) to each floor - with a Victorian style fire surround to each room. Shared rear yard area. Viewing essential.

Approach

Traditional timber front door, with opaque glazed panes, brass fittings.

Entrance Hall

extends to 15ft (extends to 4.57mft)

The hallway provides access to the stairs. With double radiator, pine laminate floor and ample power points.

WC

With UPVC dg sash window. Fitted traditional white suite. High level WC and vanity sink. Radiator.

Reception one

13'5" x 11'5" (4.10 x 3.5)

Sash windows. Central feature of this room is the painted substantial fire surround, Victorian inset tiling and to hearth with recess for open fire. Electric radiator, ample power points, pine floor and a ceiling height of 2.7m.

Reception Two

10'5" x 10'2" (3.20 x 3.10)

UPVC double glazed sash window. Central feature is the black cast range. Radiator, and ample power points. Pine door to the entrance hall and internal painted door to the stairs and basement kitchen and store. Range cooker included in the sale.

Front Store Room

9'2" x 7'10" (2.8 x 2.4)

Door from the foot of the basement stairs. Ceiling height of 2.10m. Fixed upper wall UPVC double glazed window. Florescent light, wall electric meter and one double power point.

Kitchen

10'5" x 12'1" (3.20 x 3.70)

UPVC double glazed sash window. Oak style base units with work surface. Stainless steel sink unit with chrome mixer tap and inset drainer. Radiator and ample power points. Door to the under stairs and front stairs. Cloaks with extractor fan fitted with low level WC and vanity basin. External door from the kitchen to the rear.

Store

10'9" x 7'6" (3.30 x 2.30)

Concrete floor, florescent light and double power point.

Stairway details

extends to 12'1" (extends to 3.7)

Staircase leads from the ground floor and first floor landing. With pine bannister and spindles. Single power point. Smoke alarm. The spindled stairs continue separate pine doors to the first floor rooms.

Room One

15'8" x 8'10" (4.78m x 2.69m)

With front facing Sash window, Feature black Victorian style fire surround. with tiling to the inset, grate and mantle ledge. Recess for fire. Radiator and power points. Doors to alcove cupboard with shelving.

Room Two

7'6" x 15'8" (2.30 x 4.80)

Rear facing UPVC double glazed sash window. Lovely period style ornate fire surround. Radiator and power points. Alcove cupboard. The spindled stairs continue from the first floor landing and the second floor with sky light pine and separate pine doors to two further rooms.

Room Three

11'9" x 9'2" x 15'8" (3.6 x 2.8 x 4.8)

Sash window facing the front elevation. Radiator and two double power points. Telephone point. Black cast and ornate fire surround with recess for fire and basket grate. Beamed ceiling.

Room Four

10'5" x 15'8" (3.20 x 4.80)

Double glazed velux window to the rear. Radiator and power and telephone points. Florescent light. Again with the most appealing Victorian style cast ornate fire surround. Well presented throughout.

Exterior Front

A most deceptive, traditional, stone built mews property.

Exterior Rear

To the rear is an external shared yard and patio area.



Road Map



Hybrid 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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

