



## 2 Broughton Close

Askam In Furness, LA16 7HQ

Offers In The Region Of £260,000



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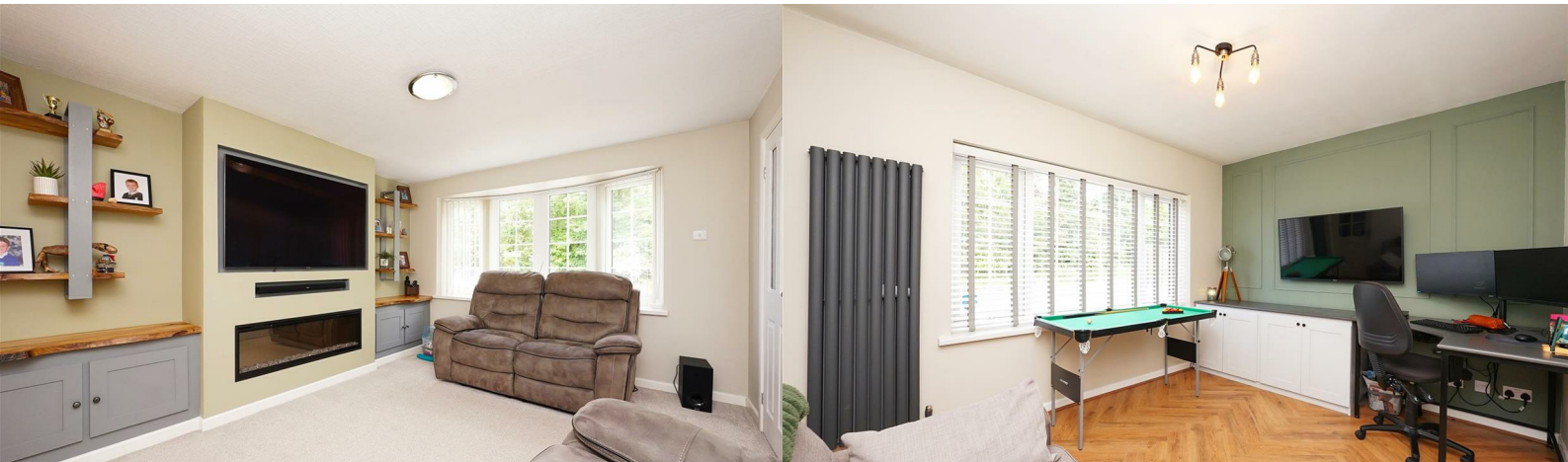
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# 2 Broughton Close

Askam In Furness, LA16 7HQ

## Offers In The Region Of £260,000



***This beautifully presented three-bedroom semi-detached property offers generous downstairs living space, perfect for modern family life. Featuring a bright and airy layout with neutral décor throughout, this home is ready to move into and make your own. With ample room for both relaxation and entertaining, it's an ideal choice for families seeking comfort and convenience in a welcoming setting.***

Upon entering you arrive into a hallway giving access to the two reception rooms and the stairs that lead to the first floor. To the right aspect of the property is the first reception room, decorated with neutral decor and cream carpets, boasting a bay window which allows plenty of natural light to flow through, and to the centre of the room is a media wall with an electric fire. The first reception room flows through to the dining room, where you will find a panelled feature wall with laminate flooring, and a set of french doors that lead into the garden. From the dining room you can access the kitchen, which has been fitted with cream gloss flat fronted wall and base units with complimentary oak laminate work surfaces, with integrated appliances such as a single oven and four ring gas hob, with space for free standing appliances. The property benefits from a second reception room to the left aspect of the property, with there being access to a ground floor shower room and utility room.

To the first floor you will find three bedrooms and a bathroom. The first double bedroom is situated to the front aspect of the property, decorated neutrally and benefitting from built in storage. The second double bedroom overlooks the garden, and has been neutrally decorated with a tasteful feature wall. The third bedroom is of good size and also features built in storage.

Enjoy the best of outdoor living with a beautifully kept garden featuring a stylish decking area to the front—perfect for relaxing or entertaining—and a neatly maintained lawn at the rear, ideal for children to play or for enjoying sunny days. This versatile outdoor space offers a great balance of function and charm for the whole family to enjoy.

### Reception Room

13'5" x 12'6" (4.11 x 3.82)

### Dining Room

10'4" x 7'11" (3.15 x 2.42 )

### Kitchen

7'1" x 9'10", 49'2" (2.18 x 3.15 )

### Reception Room Two

12'4" x 9'5" (3.77 x 2.88 )

### Utility

8'4" x 7'1" (2.56 x 2.17 )

### Ground Floor Shower Room

3'6" x 7'0" (1.08 x 2.15 )

### Bathroom

6'0" x 5'11" (1.85 x 1.82 )

### Bedroom One

8'0" x 12'5" (2.46 x 3.79)

### Bedroom Two

8'11" x 9'3" (2.74 x 2.83 )

### Bedroom Three

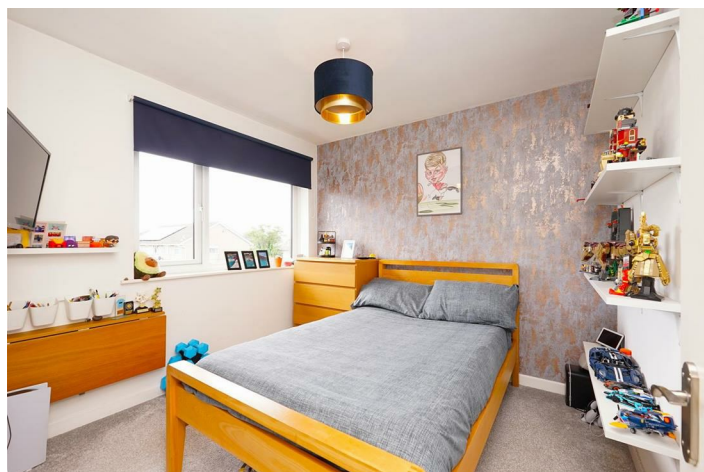
6'9" x 9'5" (2.07 x 2.89 )





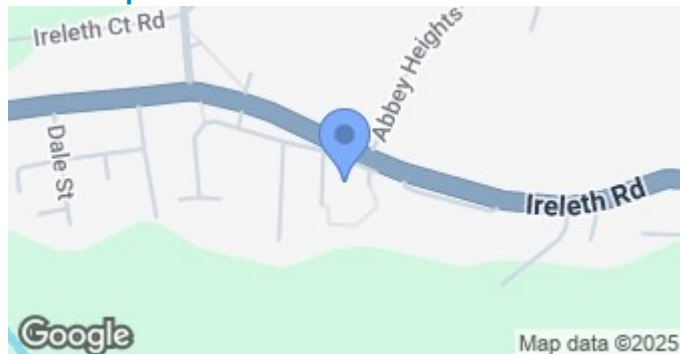
- Spacious Living
- Off Road Parking
- Garden To Rear
- Double Glazing

- Ideal Family Home
- Neutral Decor Throughout
- Gas Central Heating
- Council Tax Band - B

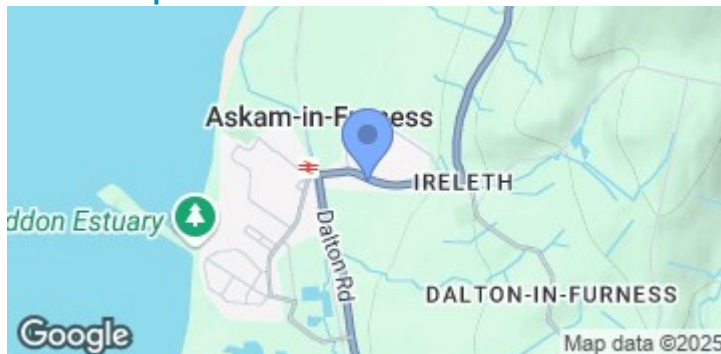




## Road Map

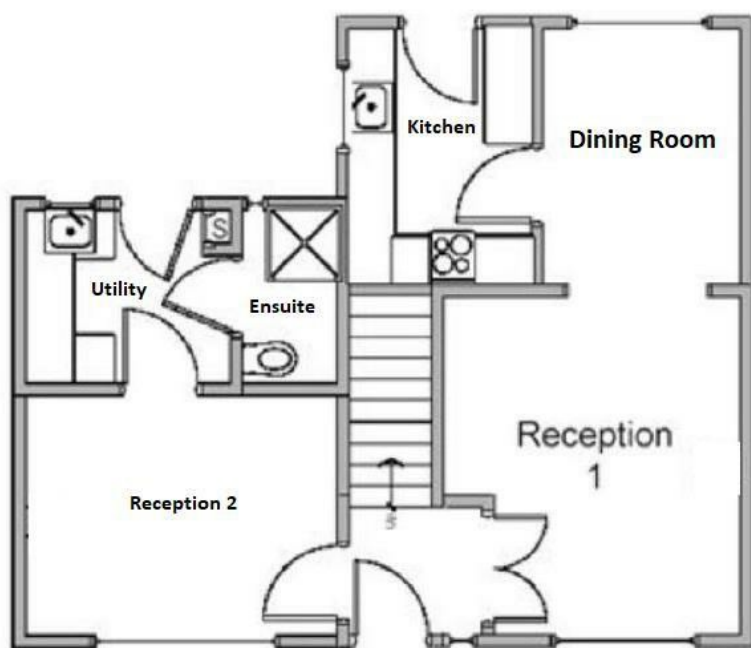


## Terrain Map

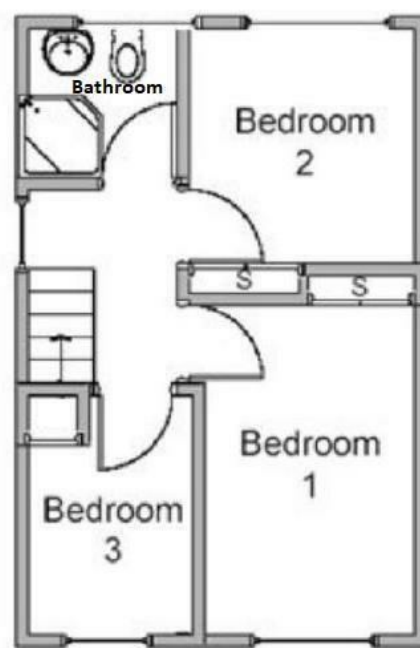


## Floor Plan

### Ground Floor



### First Floor



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		
(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		