



## **Grizebeck, Kirkby In Furness** Offers Over £210,000



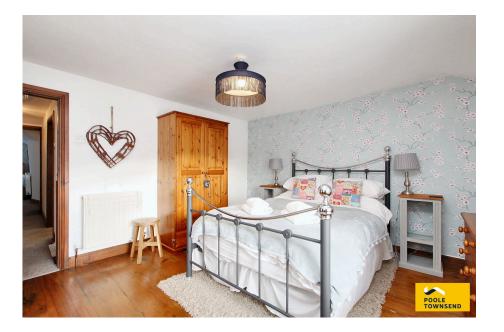






2 1 22

- Charming End Terrace
  Property
  2 Double
  - 2 Double Bedrooms
- Lounge With Wood Burning 
  Seperate Dining Area Stove
- Peaceful rural Location
- Off Road Parking
- Low Maintenance Rear Patio
  Currently A Successful Holiday Let
- Councilt Tax Band B
- Freehold

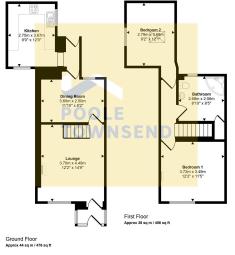








This is a beautifully presented cottage that has been upgraded and finished to an excellent standard throughout. The property is sure to appeal to buyers seeking a permanent home or perhaps those looking for a holiday retreat. The living accommodation comprises two reception areas including a generous size lounge with solid fuel stove and open stairwell and the adjacent dining room. There is a fitted kitchen to the rear, two double bedrooms and a generous sized bathroom, each room with separate access from the landing. Directly across from the property is the private parking space and the fully enclosed lawn and patio garden. The cottage also features



Approx Gross Internal Area 82 sg m / 882 sg ft

**Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) A B (81-91) 81 (69-80) (55-68)(39-54)F (21 - 38)G Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

> Barrow 01229 811811 Ulverston 01229 588111 Grange 015395 33316 Kendal 01539 734455 Milnthorpe 015395 62044

## solid fuel central heating and double glazing throughout.

## Visit us at

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## We are open

Monday – Friday 9.00 – 5.00 Saturday 9.00 - 1.00