

Total area: approx. 72.6 sq. metres (781.9 sq. feet)

#### DIRECTIONS

From the centre of the Market Square in Broughton-in-Furness, with the Manor Public House to your rear. Continue straight up and turn onto the road signed to Coniston with the square café to the right-hand side. Continue up the road a short distance, turning left into Sawrey Court and the property situated towards the bottom on the left-hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/arrow.dentures.overpower>

#### GENERAL INFORMATION

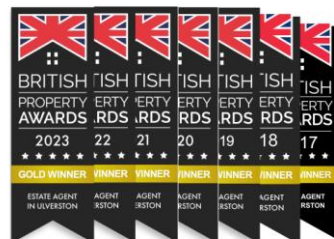
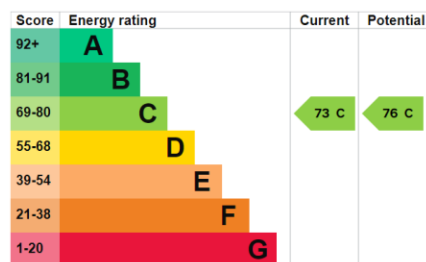
TENURE: Leasehold – 999 years from 1989

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

PLEASE NOTE: This property is subject to a Local Occupancy Clause through the Lake District National Park. Please enquire with the office for further details.



#### **Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

**JH Homes**

**JH Homes**

**£160,000**



1



2



1



PARKING

**12a Sawrey Court,  
Broughton-in-Furness, LA20 6JQ**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Excellent and rare opportunity to purchase a local occupancy ground floor apartment with garden space and off road parking situated in the heart of the popular village of Broughton-in- Furness. Well presented and offers a great potential for general modernisation and personalisation if required. Comprising of entrance vestibule, hall with ample storage cupboards, kitchen, lounge, four piece bathroom and two double bedrooms with built in wardrobes. Designated parking space, rear courtyard garden area which is an advantage in a village centre position, double glazing, gas central heating system and offers convenient access to the village square and village amenities. An excellent opportunity offered vacant with no chain and early viewing invited.



Approached across a private front courtyard with slate tiled canopy porch to the front door opening into:

**ENTRANCE VESTIBULE**

Door to hall.

**HALL**

Radiator, fitted cupboards to one wall offering excellent storage space for coats shoes etc. Internal doors to bedroom, bathroom and kitchen.

**KITCHEN**

11' 9" x 7' 10" (3.60m x 2.41m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer and tiled upstands. Space and point for electric cooker with cooker hood over, recess and plumbing for washing machine and fridge and wall mounted gas boiler for the heating and hot water systems. Double glazed window to rear, looking to the rear courtyard and serving hatch to adjacent lounge/diner.

**LOUNGE/DINER**

16' 9" x 11' 8" (5.13m x 3.58m)  
Good sized room with PVC door with double glazed insert to rear courtyard garden and wood framed double glazed window. Central feature dark wood stained fire surround with tiled hearth and electric coal glow effect fire, radiator and door bedroom.

**BEDROOM**

11' 2" x 9' 8" (3.41m x 2.96m)  
Double room with sliding double doors to a built in wardrobe and fitted dressing mirror to wall. Radiator, ceiling light point and wood framed double glazed window to front courtyard.



**BEDROOM**

11' 2" x 9' 2" (3.42m x 2.81m)  
Further double room accessed from the hall, sliding wooden doors to built in wardrobe and dressing mirror to wall. Radiator and double glazed window to front courtyard.

**BATHROOM**

7' 10" x 8' 6" (2.39m x 2.59m)  
Fitted with a four piece suite comprising of WC, pedestal wash hand basin, bath with mixer tap and shower attachment and separate shower cubical. Radiator and built in storage cupboard.

**EXTERIOR**

To the front of the property is pleasant courtyard offering seating space and access to front door.  
To the rear is a spacious flagged courtyard garden with borders to the perimeter offering seating space and good potential for further landscaping. Stepped access leading up to the front door and gated access to the side where there is a parking space.

