

Total area: approx. 136.7 sq. metres (1471.1 sq. feet)

DIRECTIONS

From the A595 via Wreaks Causeway, turn right onto the C5009 signposted Broughton-in Furness. Follow the road round and after a short distance after the Broughton Under 5s Playschool, turn left into Station Road and first right into Prince's Street where the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/otherwise.quite.animator>

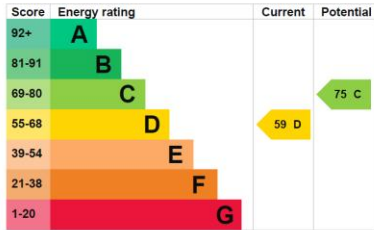
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

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



**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.



£200,000



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Oaklands, Princes Street,  
Broughton-in-Furness, LA20 6HQ

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Fantastic opportunity to purchase a realistically priced four storey town house within the heart of the market town of Broughton in Furness. Some modification is required to make this into family home with the asking price reflecting this. The property comprises of two spacious reception rooms, kitchen, conservatory, wooden floors, feature open fireplace, modern bathroom suite and five bedrooms laid out over two floors with either countryside views or views towards the village church. Additionally, this spacious home benefits from an enclosed garden with access to a cellar. Complete with gas central heating system and uPVC double glazing, this property must be viewed to be appreciated.



Accessed through a door into:

**HALL**  
Access to lounge and dining room and stairs to first floor.

**LOUNGE**  
12' 11" x 12' 6" (3.94m x 3.81m)  
Two uPVC double glazed windows to front, gas fire with feature surround and radiator.

**DINING ROOM**  
14' 3" x 12' 6" (4.34m x 3.81m) widest points  
Open fireplace with alcove cupboards, radiator and uPVC double glazed window to rear. Door to:

**INNER VESTIBULE**  
Door to cellar and open to:

**KITCHEN**  
8' 6" x 8' 2" (2.59m x 2.49m)  
Fitted with a range of base, wall and drawer units with contrasting work top over incorporating stainless steel sink and drainer with wood handles and recess tiling. Integrated electric oven and four ring gas hob with cooker hood over and space for under counter fridge. Wall mounted combination boiler for the hot water and heating system. Open to:

**CONSERVATORY**  
5' 5" x 8' 0" (1.65m x 2.44m)  
UPVC double glazed windows to three sides, radiator and external door to garden.

**CELLAR**  
Laid out in three sections with light and power and external door to garden.

**FIRST FLOOR LANDING**  
Doors to two bedrooms and bathroom and stairs to second floor.



**BEDROOM**  
13' 0" x 10' 9" (3.96m x 3.28m)  
Double room with uPVC double glazed window to front and radiator.

**BEDROOM**  
14' 1" x 10' 10" (4.29m x 3.3m)  
Double room with radiator and uPVC double glazed window to rear.

**BATHROOM**  
Three-piece suite comprising of WC, wash hand basin and bath with shower over. Window to front.

**SECOND FLOOR LANDING**  
Access to three further bedrooms.

**BEDROOM**  
16' 1" x 7' 9" (4.9m x 2.36m)  
UPVC double glazed window to front.

**BEDROOM**  
11' 3" x 10' 5" (3.43m x 3.18m)  
UPVC double glazed window to rear.

**BEDROOM**  
12' 6" x 8' 0" (3.81m x 2.44m)  
Single room with uPVC double glazed window to rear.

**EXTERIOR**  
Enclosed rear garden.

