



## 2 Copper Rigg

Broughton-In-Furness, LA20 6AJ

Offers In The Region Of £240,000



# 2 Copper Rigg

Broughton-In-Furness, LA20 6AJ

## Offers In The Region Of £240,000



*A rare opportunity to purchase this charming end-terrace, cottage-style property, located in the sought-after village of Broughton-in-Furness within the Lake District National Park. Offered with no onward chain, the property would suit a wide range of buyers and boasts three double bedrooms along with a pleasant patio garden. Ideally positioned within walking distance of the village's local amenities, this home combines character, space, and a superb location.*

On approach, a sage green uPVC front door sits beneath an attractive slate-roof overhanging porch, opening into a welcoming entrance hall. The hall features an open staircase with an appealing spindle balustrade and provides access to the main ground-floor rooms. Internal doors lead to the kitchen, lounge, and a convenient ground-floor WC.

The kitchen is positioned to the front of the property and offers a good range of beech base and wall units, complemented by an integrated hob, oven, and cooker hood. To the rear, the lounge is a bright and inviting space, benefitting from a floor-to-ceiling window overlooking the patio and a uPVC door providing direct access to the outdoor area.

Stairs rise to the first floor, where the property offers three well-proportioned double bedrooms along with a family shower room.

### Entrance Hall

11'0" x 5'3" (3.370 x 1.616)

### Living Room

17'5" x 12'5" (5.322 x 3.793)

### Kitchen-Diner

12'3" x 10'0" (3.746 x 3.068)

### Under-Stair WC

5'11" x 3'5" (1.818 x 1.062)

### Bedroom One

11'9" x 10'6" (3.595 x 3.209)

### Bedroom Two

14'0" x 7'2" (4.291 x 2.204)

### Bedroom Three

15'0" x 6'10" (4.583 x 2.094)

### Bathroom

6'7" x 6'3" (2.025 x 1.919)



- Council Tax C
- Village Location
- Three Bedrooms
- Ground Floor WC

- EPC C
- No Chain
- Patio Garden



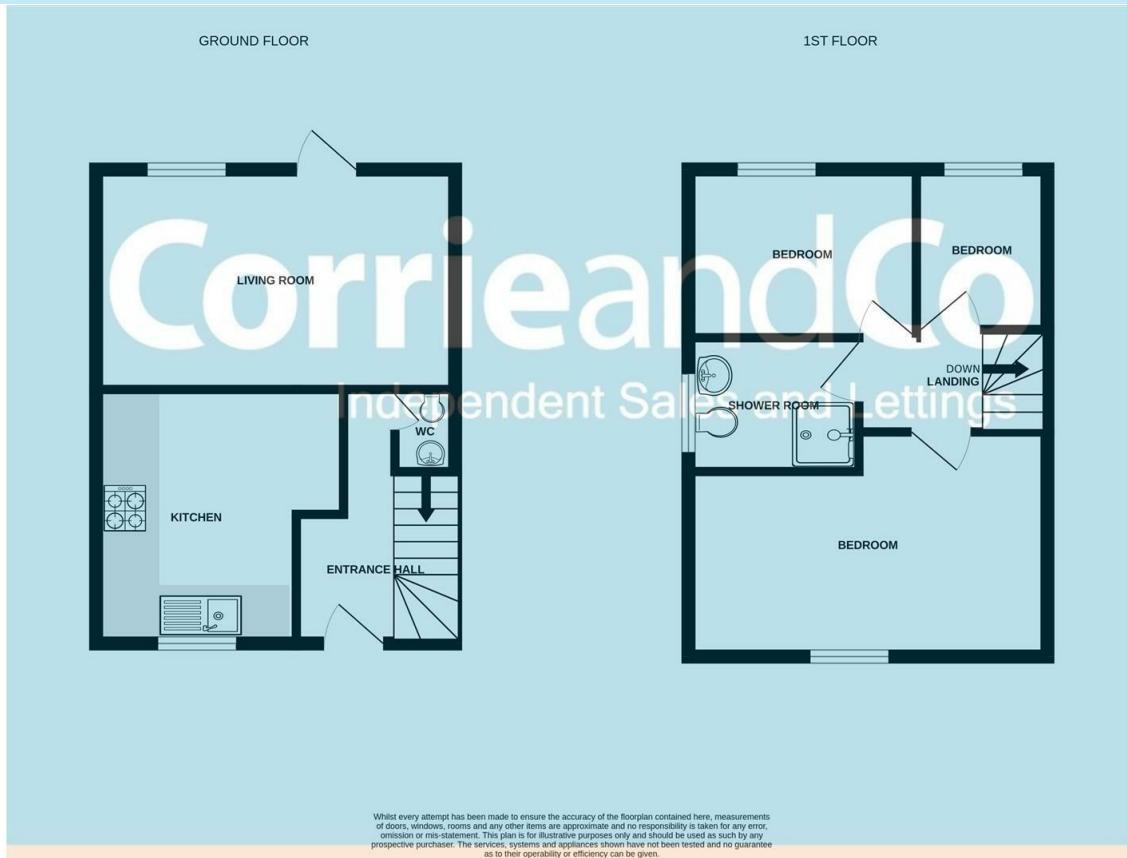
## Road Map



## Terrain Map



## Floor Plan



**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	