

FREEHOLD



MAYFIELD, BROUGHTON BECK, ULVERSTON, LA12 7PG

£360,000

FEATURES

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| Excellent Detached Family Home | Three Bedrooms & Wet Room |
| Popular & Convenient Village Location | UPVC Double Glazing & Electric Heating System |
| Offered Vacant With No Upper Chain | Superb Potential For Modernisation |
| Lounge, Dining Room & Kitchen | Great Home Perfect For A Range Of Buyers |
| Rear Porch, WC & Coal Store | Lovely Location With Open Views |



Double
Garage,
Off Road
Parking



An excellent opportunity to purchase a well-proportioned detached family home, situated in the popular and hamlet of Broughton Beck to the outskirts of Ulverston with open farmland to the side. The property was built for the family of the original occupiers and is now offered vacant having no upper chain. It offers accommodation ideal for a range of buyers from the professional couple to the family. The property whilst in need of some general modernisation, offers super potential on a generous plot and offers extension potential subject to acquiring permissions. The current accommodation comprises of an entrance hall, lounge, dining room, kitchen, WC, and to the first floor are three bedrooms and a shower/wet room. Complete with integral double garage with utility area, a brick set drive and good garden space to the front side and rear. The property has uPVC double glazing, electric storage heating and offers superb potential to modernise and develop. In all an excellent opportunity with no upper chain and early viewing invited to appreciate the property and position.

Accessed via a sloping concrete path leading from the drive to the front door. Opening into:

ENTRANCE HALL

UPVC double glazed window to the front, electric storage heater, light neutral decor and staircase to the side with an open under stairs area with coat hooks. From here there are dark wood stained internal doors to the dining room and kitchen. Door to:

LOUNGE

17' 8" x 10' 8" (5.40m x 3.26m)

Well-proportioned room with uPVC double glazed windows to the front and rear, with the rear window particularly giving a lovely open aspect of the surrounding countryside. There is a tiled fireplace with an electric fire, plus an electric storage heater.

DINING ROOM

10' 3" x 10' 8" (3.14m x 3.27m)

A good room with a uPVC double glazed window to the front looking towards the drive and front garden with neighbouring properties beyond, light decor and a storage heater. Connecting door (currently not in use) to:

KITCHEN

6' 11" x 16' 10" (2.11m x 5.14m) max

Built-in pantry style cupboard and fitted with a range of base and wall cupboards with a cream decor panels, patterned work surface and tiling to the upstands. Electric hob with cooker hood, double oven, recess and plumbing for a dishwasher, a wood grain effect vinyl flooring and a uPVC double glazed window offering a fabulous aspect over the rear garden, into the side and over surrounding countryside. Door to:

REAR PORCH

Tiled floor, uPVC double glazed window, and wooden door to the garden. There is a further door to a WC with high flush unit, a uPVC double glazed window, adjacent coal store, additional open fronted store and a door to the garage.

FIRST FLOOR LANDING

Storage heater and uPVC double glazed window offering a beautiful view over neighbouring properties to the surrounding countryside. Airing cupboard with tank and airing space, smoke alarm and doors to bedrooms and shower room.

BEDROOM

10' 1" x 13' 7" (3.09m x 4.15m)

Spacious double bedroom with a PVC double glazed window to the front offering a lovely aspect over the garden and neighbouring properties to the surrounding countryside. Complete with storage heater and over stairs wardrobe.

BEDROOM

10' 8" x 11' 6" (3.26m x 3.51m)

Further good double bedroom with light pink décor and a uPVC double glazed window offering a similar aspect to the main bedroom. Plus a storage heater and access to the loft.

BEDROOM

10' 7" x 7' 2" (3.25m x 2.20m)

Generous single bedroom or smaller double depending on needs, with a storage heater, light and power points and a uPVC double glazed window to the rear offering open views.

SHOWER ROOM

Fitted with a three-piece suite in white comprising of a pedestal wash hand basin, WC, electric Mira shower with floor drain and shower rail. There is full tiling to the walls, an extractor fan, electric fan heater and a uPVC double glazed pattern glass window to the rear.

EXTERIOR

To the front of the property there is a brick sett drive offering parking and access to the garage. There is access to a path leading to the front of the property with the front garden having a lawn with shrubs and bushes. The garden extends to the side and round to the rear, which is also grassed and offers potential for general landscaping with stone walls to the perimeter. The garden has excellent sunlight and offers ample space for extension of the property if required, subject achieving necessary permissions.

GARAGE

16' 0" x 16' 0" (4.89m x 4.90m)

Twin up and over doors, one with electric controls, and a uPVC double glazed window to the side. The rear area is 2.22m x 2.86m, has a uPVC double glazed window and is open to the garage. The garage houses the electric metres and offers good parking and a storage space as well as development potential.



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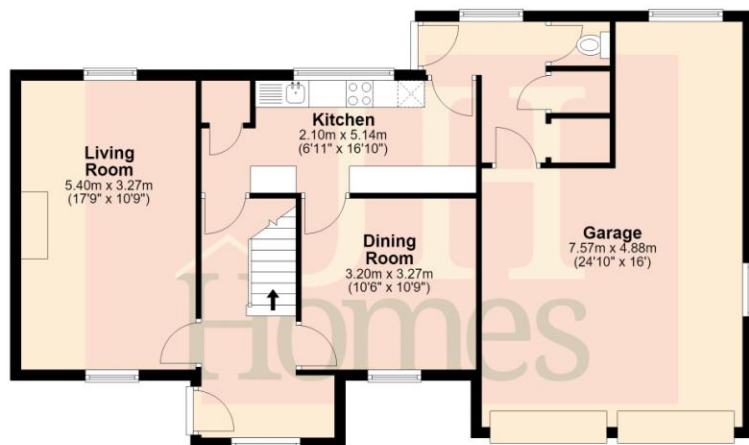
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Ground Floor

Approx. 87.8 sq. metres (944.6 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 133.5 sq. metres (1437.1 sq. feet)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, electric, water are all connected. Electric heating.

DIRECTIONS:

Leaving Ulverston via Soutergate, head out of the town passing High Flank. After a couple of miles you will reach Broughton Beck and see a red telephone box. Turn right and then immediately left, follow the road and the property is the last one on the Left.

It can also be found using "What3Words"
<https://w3w.co/landscape.access.groomed>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

