



9 Loughrigg Park | | Ambleside | LA22 0DY

Guide Price £425,000



DAVID BRITTON
ESTATES



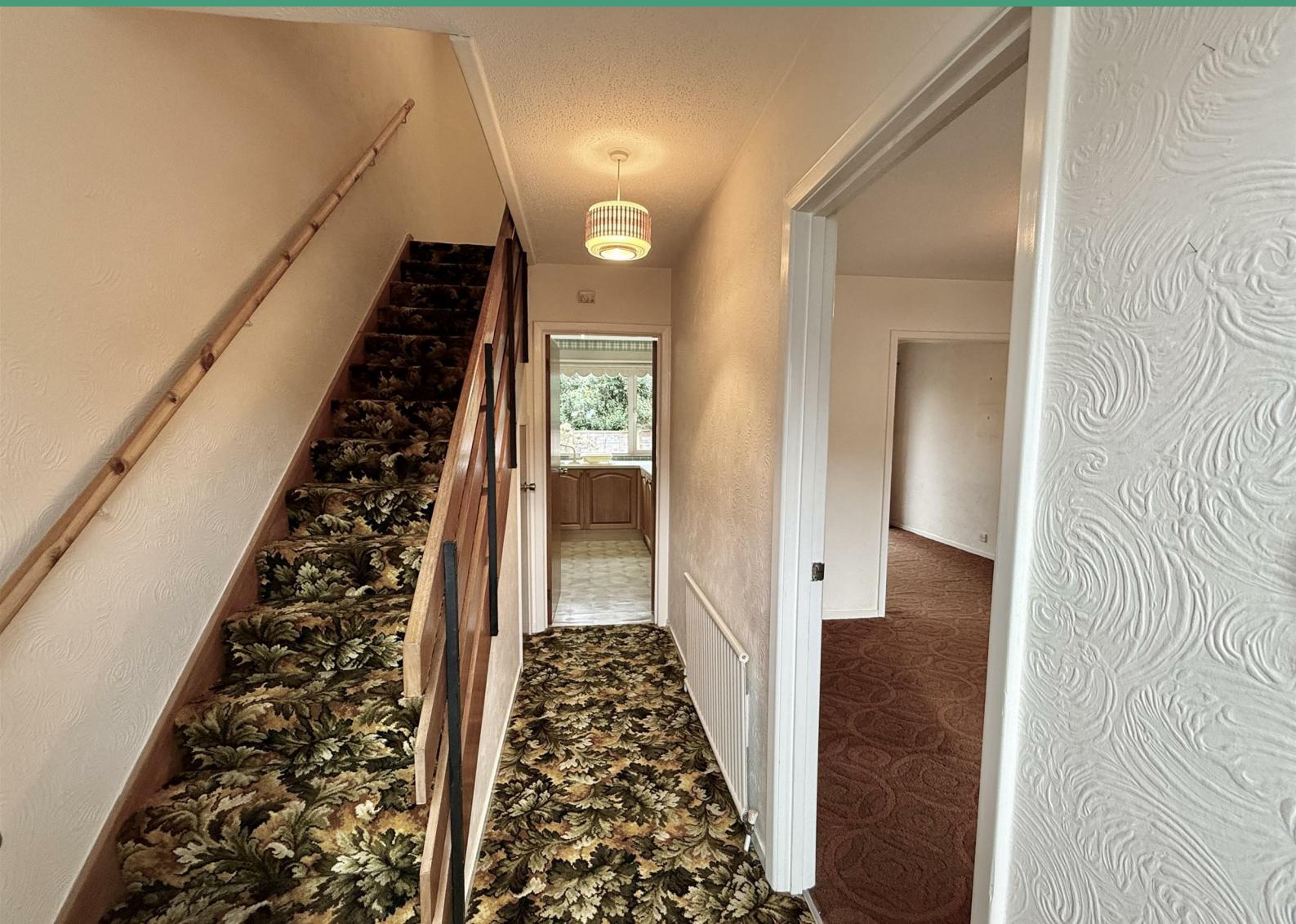
Key Features

- Spacious end of terrace property in a sought-after location
- Generous corner plot with single garage and off-road parking
- Presented to an immaculate standard throughout
- 3 bedrooms and two reception rooms
- Short walk to Ambleside town centre
- Wonderful views of the surrounding area
- Popular residential area
- No local occupancy restriction
- Further development potential (subject to planning consent)

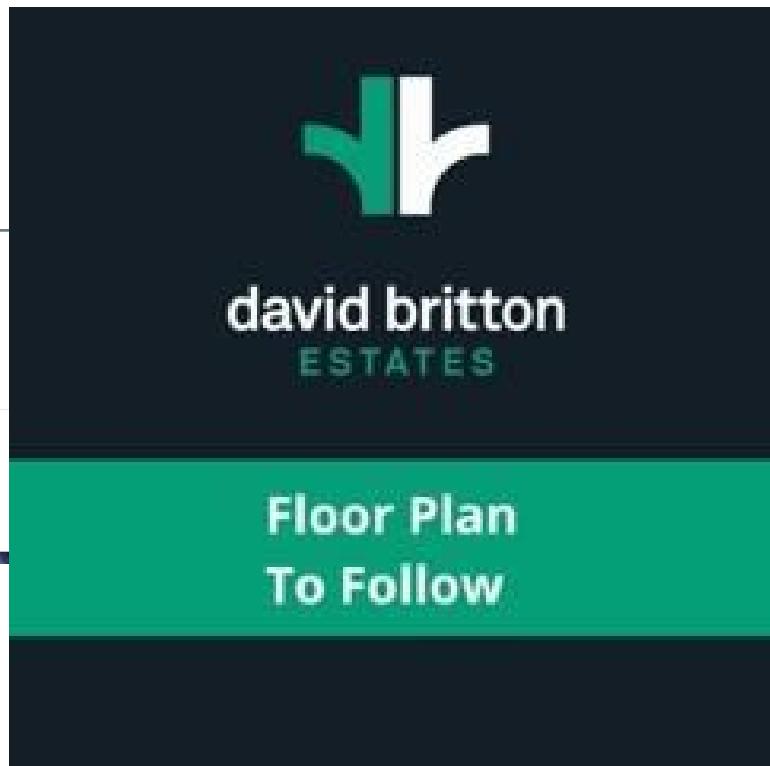
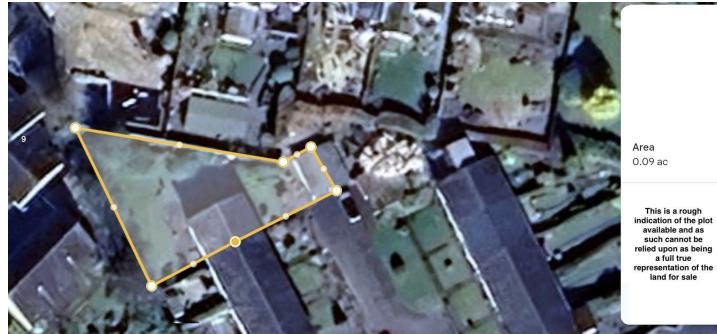
Summary

This attractive three bedroom end of terrace home occupies a desirable corner plot in the popular Loughrigg Park development in Ambleside. Built in 1974, the property benefits from a single garage and has been maintained to an immaculate standard by the current owners, making it ready to move straight into.





Floor plans



COUNCIL TAX BAND - South LakelandE

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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