

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, continue straight on into The Square. Turn right into Griffin Street and first left into New Street.

The property can be found by using the following "What Three Words": <https://w3w.co/growl.fabric.throats>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, electric, water are all connected



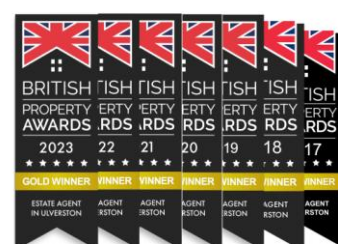
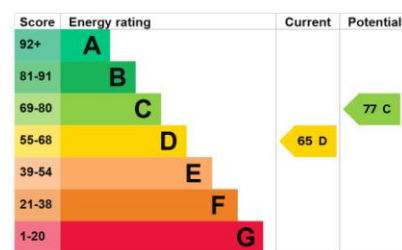
2



4



1



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.



1 New Street, Broughton-in-Furness,
 LA20 6JD

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhomes.net

A fantastic opportunity to purchase a realistically priced four storey, four bedroomed (potentially five) town house within the heart of the market town of Broughton in Furness. Some modification is required to make this into a family home which is reflected in the asking price. Comprises of two reception rooms with the lounge to the first floor having a Juliet Balcony with some fine views towards The Duddon Channel, kitchen/diner with integral appliances, ground floor cloaks/WC, wooden floors, feature fireplaces, modern bathroom suite and four bedrooms. Additionally, this spacious home benefits from access to cellar that would be ideal for a home office. With gas central heating system and uPVC double glazing, this property must be viewed to be appreciated.



Accessed through hard wood door with glass inserts into:

HALLWAY

Stairs to first floor and access to lounge and kitchen/diner.

FIRST LOUNGE

14' 1" x 10' 6" (4.29m x 3.2m)

Two dual aspect uPVC double glazed windows to front and rear. Multifuel burner with original style surround, radiator and wooden flooring. Stairs down to:

CELLAR

14' 1" x 10' 6" (4.29m x 3.2m)

Storage area with uPVC window.

KITCHEN/DINER

15' 5" x 8' 3" (4.7m x 2.51m)

Fitted with a range of base, wall and drawer units with granite worktop over incorporating sink with drainer, mixer tap and splash back tiling. SMEG fitted appliances, electric oven, microwave and five-ring gas hob. UPVC double glazed window to front, space for fridge/freezer, breakfast bar and radiator. Door to:

REAR VESTIBULE

Understairs area and door to:

CLOAKS/WC

Two piece suite comprising of WC and wash hand basin.

FIRST FLOOR LANDING

UPVC double glazed window to side, door to lounge, bedroom one and bathroom. Stairs to second floor.

SECOND LOUNGE

14' 1" x 10' 6" (4.29m x 3.2m)

Feature brick fire surround with tiled plinth and uPVC double glazed door with Juliet balcony to rear. UPVC double glazed window to front, wooden flooring and radiator.

BEDROOM

9' 2" x 12' 4" (2.79m x 3.76m)

Cupboard housing combination boiler for heating and hot water system, radiator and uPVC double glazed window to front.



BATHROOM

Four piece suite comprising of WC, wash hand basin, shower cubicle and bath with extractor fan.

SECOND FLOOR LANDING

Access to three further bedrooms.

BEDROOM

14' 1" x 10' 6" (4.29m x 3.2m)

Vaulted ceiling, uPVC double glazed window to front, roof window and radiator.

BEDROOM

9' 3" x 12' 4" (2.82m x 3.76m)

UPVC double glazed window to front and radiator.

BEDROOM

9' 4" x 5' 11" (2.84m x 1.8m)

Roof window and radiator.

EXTERIOR

Outsidespace located up the road adjacent to Bellman House with shrubs and garden shed/store.

