

FREEHOLD



PRINCES STREET, BROUGHTON-IN- FURNESS, LA20 6HQ

£200,000

FEATURES

Traditional Mid Terraced Home

Generous Accommodation Over Four Floors

Offered Vacant With No Upper Chain

Lounge With Stove & Secondary Reception Room

GCH System & UPVC Double Glazing

Kitchen & Versatile Basement Room

Three Good Bedrooms & Modern Bathroom

Garden & Outbuildings To Rear

Perfect For A Range Of Buyers inc Family

Popular Historic Village Offered With No Upper Chain



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On Road
Parking



Lovely traditional four storey home situated in the heart of the picturesque and historic village of Broughton-in-Furness. Offering great accommodation with three good bedrooms perfect for the family buyer the property has gas central heating system, uPVC double glazing and whilst offering great potential for modernisation provides a comfortable home in an excellent position. Comprising of entrance porch, lounge, secondary reception, lower ground floor kitchen and basement/dining room and the upper floors provide three bedrooms and the bathroom. To the rear is an area of garden as well as useful outside stores. Now offered for sale following many years of family occupation and is now vacant having no upper chain with viewing invited and recommended to appreciate the property and great potential.

Accessed by way of a traditional set of external stone steps with handrail leading up to the glazed wooden front door which opens to:

PORCH

Recessed floor mat well and pine door opening to:

LOUNGE

15' 1" x 11' 9" (4.6m x 3.58m)

UPVC double glazed window to front offering a lovely aspect over the street to the former Broughton Chapel. Stripped wood flooring, central, feature fireplace with slate hearth, and stove with timber surround, radiator and shaped feature wooden windowsill. To the rear of the room is a pine internal door accesses the hall.

INNER HALL

Door to dining room and stairs to first floor.

SECONDARY RECEPTION ROOM

13' 5" x 8' 9" (4.09m x 2.67m)

Stripped wood flooring, window seat and uPVC double glazed window looking down towards the rear garden area and surrounding properties. Open access to a side lobby.

LOBBY

Built-in storage cupboard and stairs leading to the lower ground floor with wooden handrail and wooden treads with panelling to walls. Open access to kitchen.

KITCHEN

13' 2" x 9' 2" (4.01m x 2.79m)

Fitted with a range base, wall and drawer units with worktop over incorporating Belfast style ceramic sink and tiled splash backs. Integrated oven, gas hob and space and plumbing for washing machine. Windowsill, slate flagged floor and

feature wooden panelling to one wall with doors to understairs storage areas. Further traditional door with latch handle to the Potterton gas boiler for the hot water and heating system. UPVC double glazed window and fully glazed PVC door, radiator, wooden coat pegs and traditional window and open doorway to the basement room.

BASEMENT ROOM

12' 4" x 11' 5" (3.76m x 3.48m)

Workbench to one wall, shelving and wall cupboards housing the gas and electric meters and fuse box. Slate flooring, radiator, spotlights to ceiling and small single glazed window to front.

FIRST FLOOR LANDING

Half landing with uPVC double glazed Westmoreland style window offering a lovely aspect. The main staircase returns to the landing with access to a bedroom, bathroom and stairs to the second floor.

BEDROOM

13' 9" x 11' 7" (4.19m x 3.53m)

Double room to the front of the property with radiator, wardrobes to one wall and uPVC double glazed window offering a lovely aspect to the former Methodist Church.

BATHROOM

14' 2" x 6' 11" (4.32m x 2.11m)

Fitted with a modern three-piece suite in white comprising of P-shaped bath with shower over, mixer tap and curved glass screen, WC with push button flush and wall hung wash hand basin with mixer tap. Tiling to wet areas, chrome ladder style towel radiator and uPVC double glazed window to rear. The lower area has a useful built in drawer unit and double doors to the tank cupboard housing the factory insulated hot water storage tank.

SECOND FLOOR LANDING

Rustic shelving to the three quarter landing with the main landing having access to the loft and pine doors to two bedrooms.







BEDROOM

13' 7" x 11' 11" (4.14m x 3.63m)

Further excellent sized double room to the top of the house with radiator and uPVC double glazed window at the front offering a further great aspect towards the former Broughton Methodist Church.

BEDROOM

13' 3" x 6' 10" (4.04m x 2.08m)

Smaller double with uPVC double window to rear offering a great aspect beyond the auction mart and over the rooftops and neighbouring properties with glimpses of the estuary in the distance and radiator.

EXTERIOR

The property is pavement fronted with a set of steps leading to the front door. To rear is a useful area of outside space with a rear yard area, a garden area to the side with lawn, shrubs and bushes and disused greenhouse. Beyond this is a further strip of garden land with a mature apple tree, useful store and adjacent to her is an open store accessing the former outside WC and with a further useful additional storeroom.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains gas, drainage, water and electric

PLEASE NOTE:

The garden area has a right of way over parts for the neighbouring properties with shared access through a passage from Princes Street.

DIRECTIONS:

From the A595 via Wrecks 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/estuaries.configure.handyman>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	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.

