



Brow End

Great Urswick, LA12 0SX

Offers In The Region Of £280,000



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Charming Semi-Detached Cottage-Style Home. Offered with no onward chain and vacant possession, this beautifully presented property combines traditional charm with modern living. The spacious interior features contemporary fittings and stylish décor throughout. Externally, the home benefits from ample off-road parking, a garage, and a low-maintenance rear yard. Early viewing is highly recommended to fully appreciate what this delightful home has to offer.

This charming home blends character features with modern comforts. Located on an unadopted road with right of access and owned since 2002, it includes UPVC double glazing (renewed 2010) and gas central heating via a combi boiler housed in the garage.

Ground Floor

Reception One: Front-facing UPVC window with deep sill, exposed beams, and a free-standing black cast wood burner on a riven slate hearth with timber lintel. Also features built-in cupboards, meter/fuse box storage, panel radiator, multiple sockets, TV and phone points. Ceiling height approx. 2.4m.

Reception Two: Rear-facing UPVC window, engineered oak flooring, vertical radiator, and full-length UPVC glazed door to the garden. Includes a walk-in understairs pantry area with opaque window.

Upper Floors

First Floor: Bedroom one and family bathroom

Second Floor: Two further bedrooms, ideal for family or home office use

Garage & Exterior

Garage with lighting, power, water, and drainage for washing machine; combi boiler installed here.

Flat roof renewed approx. 8 years ago

Ample off-road parking and a low-maintenance rear yard

Approach

Entrance Porch

4'5" x 3'11" (1.37 x 1.21)

Reception One

15'1" x 12'10" (4.60 x 3.90)

Reception Two

9'2" x 5'3" (2.80 x 1.60)

Kitchen

9'6" x 8'10" (2.90 x 2.70)

First Floor Landing

10'10" x 6'0" (3.32 x 1.85)

Bedroom One - First Floor

13'1" x 12'2" (4.00 x 3.70)

Bathroom - First Floor

9'0" x 5'6" (2.74 x 1.67)

Second Floor Landing

10'11" x 6'6" (3.33 x 2.00)

Bedroom Two

13'1" x 11'6" (4.00 x 3.50)

Bedroom Three

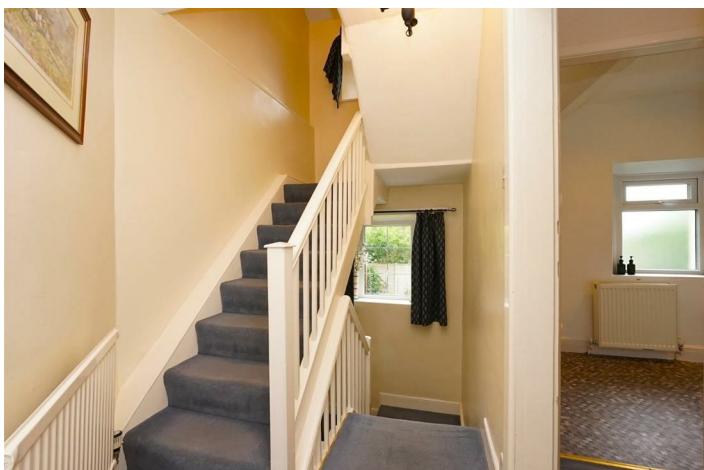
10'7" x 8'10" (3.22 x 2.70)

Garage

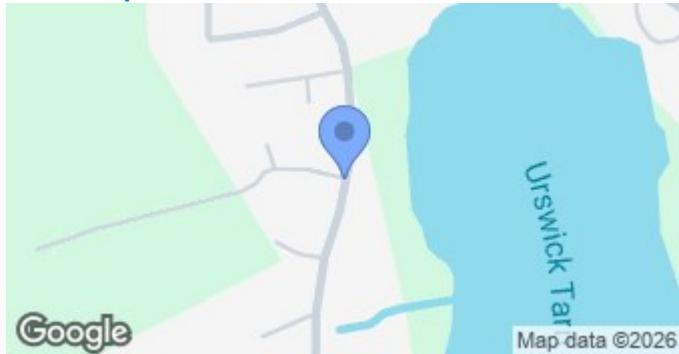
15'9" x 14'9" (4.80 x 4.50)



- Village Location
- 3 Double Bedrooms
- Off Road Parking & Garage
- EPC - E
- Lounge & Kitchen Diner
- Modern Bathroom Suite
- No Chain/Vacant Possession



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 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		1	1
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		80	54
England & Wales			
		EU Directive 2002/91/EC	