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## 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 cill, 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

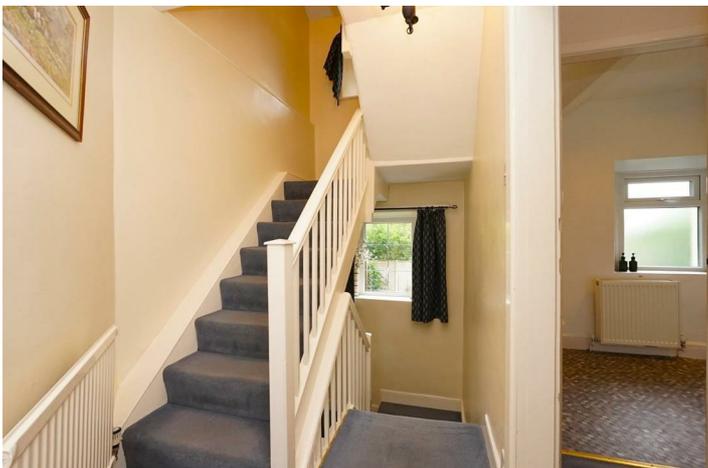
10'7" x 8'10" (3.22 x 2.70)

#### 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

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