



3 bed flat to buy in LA20

Ulpha, Broughton-in-Furness, Cumbria,
LA20 6DX

£110,000 Starting Bid

 x 3  x 2  x 2

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ En Suit Bathroom
- ✓ Three Bedrooms
- ✓ Ground Floor
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Liquefied petroleum gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Here is truly outstanding opportunity to acquire a gem of a flat in the heart of the English Lake District!

"The Old Travellers Rest" is a very comfortable and extremely spacious GROUND FLOOR FLAT situated in the , quite wonderful, unspoilt Lake District National Park.

It comprises n Entrance Porch, a massive Lounge, 3 fine Bedrooms. A fully fitted Kitchen and a fully fitted Bathroom as well as an integral garage, private Garden and ample Parking. The property is well decorated and carpeted and has the additional benefit of Double-Glazing and a mixture of electric as well as a Gas Combi (Calor) Central Heating System. The property is offered for sale with NO CHAIN.

The Ode to Ulpha Kirk is in one of Wordsworth's sonnets as are the Daffodils and Duddon Valley.

There is the opportunity to purchase the two flats, thus owning the whole building, opening up several options. To have a home/holiday home with an income, rent out both flats, or convert the building to a large single dwelling.

The location is wonderful, giving very easy access to the beautiful Western Lakes, for walking, camping or simply to admire the spectacular Lakeland scenery, whatever the time of year.

Viewings can be arranged by contacting the Auctioneers, pattinson.co.uk.

This is a great opportunity to acquire a beautiful property in a fantastic . peaceful location of the Lake District National Park. An opportunity surely not to be missed.

"The Old Travellers Rest" is certainly Tickety Boo!

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 986

Price: Starting Bid £110,000

Property Type: Flat

Parking: Allocated

Year built: 1974

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Liquefied petroleum gas

Electric: National Grid

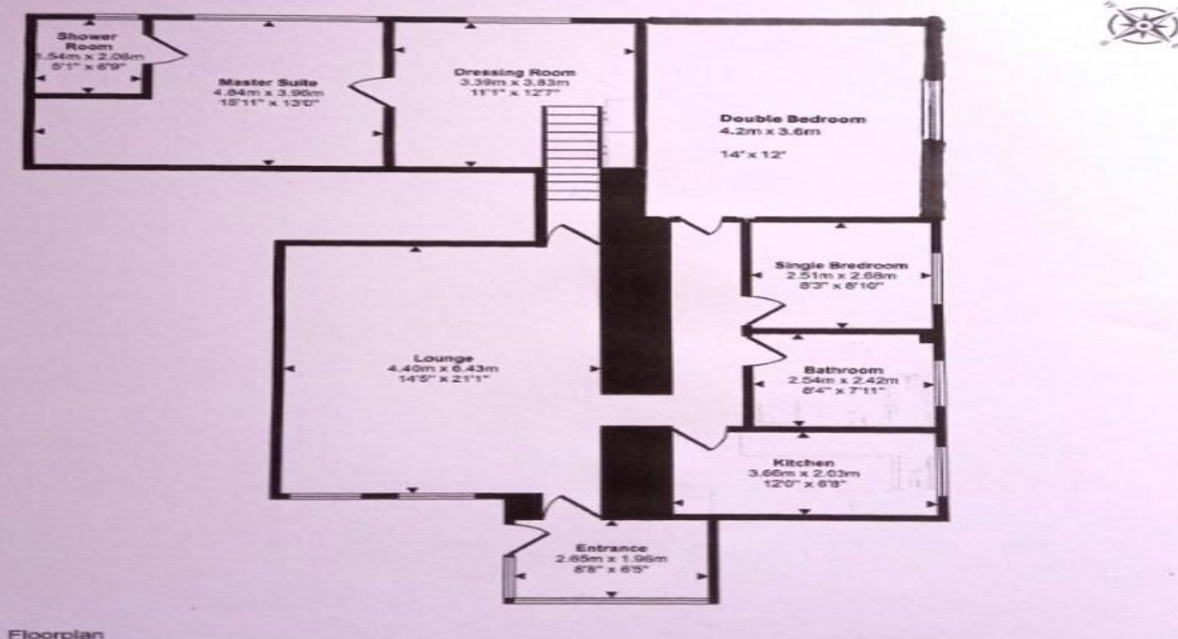
Water: Direct mains water

Water meter: Yes

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ulpha, Broughton-in-Furness, Cumbria, LA20 6DX

Contact your local branch today for more information on this property:

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northwest@pattinson.co.uk, www.pattinson.co.uk**

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