



PRICE £220,000

**79 PORTSMOUTH STREET, WALNEY,
BARROW-IN-FURNESS,
CUMBRIA, LA14 3AJ**

This extended home will appeal to family buyers, who will also see the benefit of the popular location where there are schools from nursery age through to secondary school within a couple of minutes in the car. The property has uPVC framed double glazing throughout, a gas-fired central heating system, a modern three-piece bathroom and a fitted L-shaped kitchen. There is also an enclosed garden area to the front and the rear.



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Garage &
Driveway
Parking



DIRECTIONS

Satnav: LA14 3AJ, number 79

What3words: hits.ages.tent

LOCATION

Portsmouth Street is a sought-after location that is in high demand by couples and family buyers alike. This property is perfectly situated for accessing the local schools which cater for nursery age through to infant, junior and secondary school. There is also a bus service travelling close by, a Co-op, Tesco Express and the local beach where there is a children's play area and cafe.

DESCRIPTION

There is open access from the road leading onto the private drive where there is space for a single vehicle to park off road, as well as access into the attached garage.

There is an attached porch with a decorative tiled floor within, double glazing throughout and a further uPVC style door that takes you into the main hallway.

The hallway leads you into the lounge, and also offers open access onto the stairwell which ascends to the first-floor landing.

The lounge is an excellent sized room that has also benefitted from the extension at the rear, where there is an archway leading into the dining space provided and glazed double doors opening into the garden. Central to the lounge is an attractive fireplace with a display mantle, hearth and a gas coal-effect fire set within.

There is a part glazed door leading you into the kitchen, which has greatly benefitted from the extension, creating a more usable L-shaped room with plenty of fitted cupboards, drawers and a work surface area for food preparation. There is a tiled finish to the walls behind the work surface area with power points for worktop appliances. There is space to accommodate a range-style cooker where there is a wall-mounted cooker hood above, plus plumbing for a dishwasher and also a single drainer sink with a midi bowl and mixer tap. There is a large window that offers a lovely view of the garden plus a side access door opening onto the covered path where there is a door into the integral garage and open access into the garden.

The first-floor landing has loft access and doors leading to each of the three bedrooms, which includes two double rooms, the largest of which is at the front of the house.

The slightly smaller of the two double rooms is at the back of the property overlooking the neighbouring gardens. This room has a fitted cupboard alongside the window which houses the gas-fired boiler. The third bedroom has a fitted desk space and overhead storage boxes.

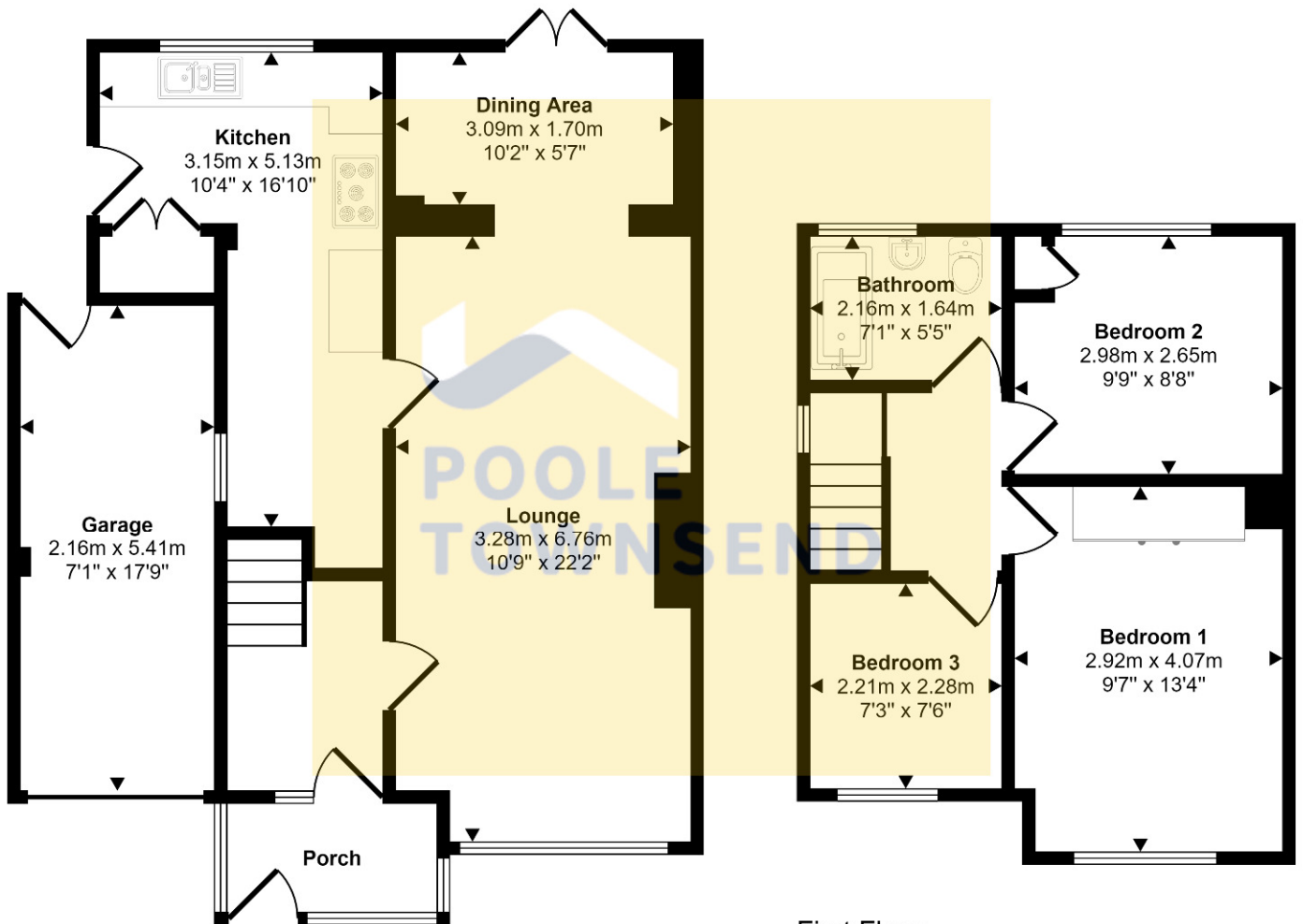
Completing the accommodation is the bathroom, which has a tiled finish throughout that contrasts against the white sanitary ware. There is a P-shaped bath with a curved shower screen, mixer tap and a dual-head shower fitting plus a wall-mounted wash basin and a close-coupled WC. There is a ladder-style radiator, a wall-mounted vanity cabinet with mirrored doors and integrated lighting and also a window unit with opaque glazing and opening upper pane.

To the rear of the property is an ideal family garden space with a lawn, patios and raised flower beds with light planting.



Property layout

Approx Gross Internal Area
98 sq m / 1054 sq ft



First Floor
Approx 35 sq m / 372 sq ft

Ground Floor
Approx 63 sq m / 682 sq ft

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.

Your viewing appointment is on _____

Additional information

Council Tax Band: B
Local Authority: Westmorland and Furness Council
Services: Mains gas, electricity, water and drainage
Tenure: Freehold

EPC Rating = D

Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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