



**POOLE  
TOWNSEND**



# Gowan Close, Walney, Barrow-in-furness, LA14 3DT

£225,000

3 1 1





This is an immaculately presented home, built by LECK Construction circa 2020. This small development in the West Shore area of Walney is convenient for the local schools, bus service, shop and the beach with coastal path. The accommodation includes a GF cloaks, fitted kitchen and spacious lounge with sliding doors accessing the patio within the rear garden. There are 3 great size bedrooms to the first floor with a 3-piece bathroom suite. Off-road parking is available for two cars. Impressive EPC rating of Band B.

## Location

what3words///storms.play.deflection

## Description

The accommodation is light, airy and immaculately presented throughout, boasting an impressive energy efficiency rating of Band B.

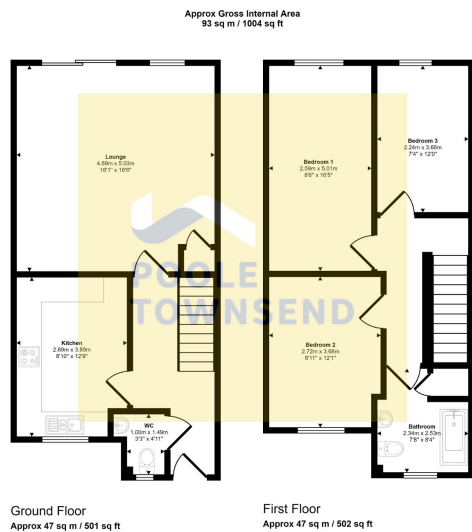
From the entrance hall, there is access into the 2-piece cloakroom, the kitchen and also the impressive size lounge where there is a lovely view into the garden and a glazed sliding door leading onto the patio.

The base units in the kitchen wrap around three of the four walls with additional storage within a single row of cupboards fitted to the wall above. The kitchen is equipped with an integrated oven with grill, a gas hob and cooker hood. There is space alongside the sink for a washing machine and additional space for a fridge/freezer at the end of the work surface. The boiler is concealed in the wall cupboard by the window.

The landing has loft access and doors to each of the bedrooms and bathroom.

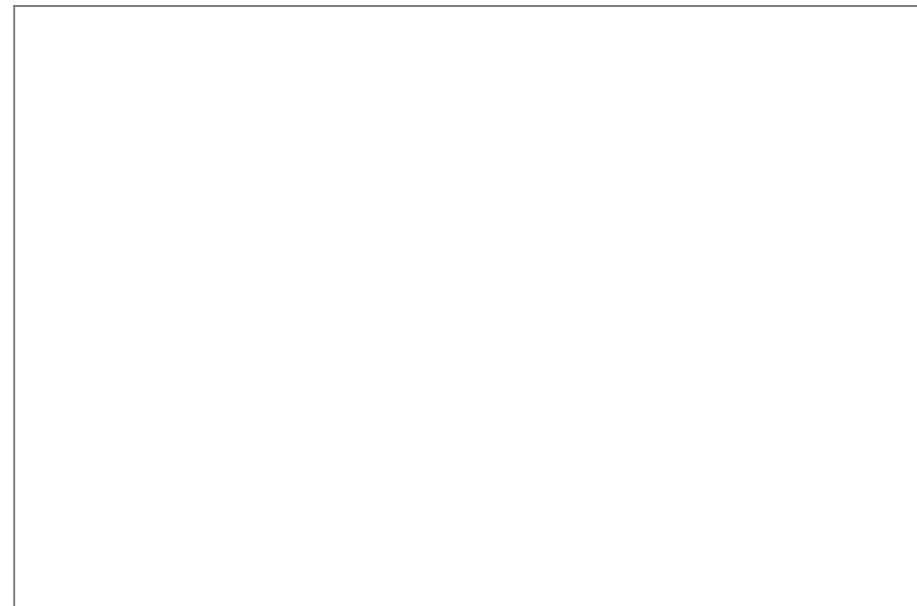
The sanitary ware in the bathroom is finished in white with chrome coloured fittings. There is a mixer shower installed over the bath with a glazed screen fitted alongside. Storage for towels and bedding etc. is available in the fitted cupboard at the end of the bath.





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 HouseGrappy 360.

- Immaculately presented home
- Close to local schools
- Spacious lounge
- 3 great sized bedrooms
- Off-road parking
- Built by LECK
- Fitted kitchen
- Patio within garden
- 3-piece bathroom suite
- LEASEHOLD



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