



**POOLE
TOWNSEND**

Vengeance Street, Walney, LA14 3BY

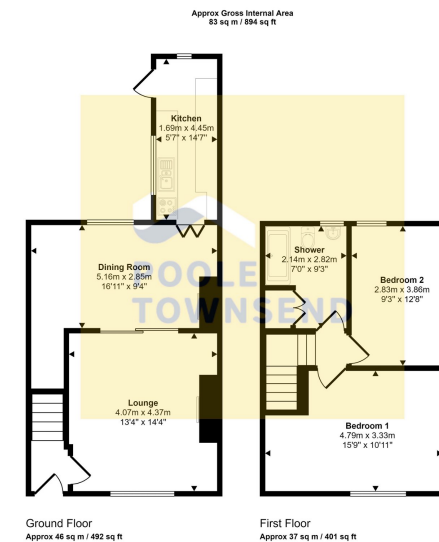
£120,000

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- Mid Terraced Home
- Two Reception Rooms
- Two Bedrooms
- Family Showerroom
- On Street Parking
- Popular Residential Location
- Suitable for a Wide Range Of Buyers
- Requires Modernisation
- NO CHAIN
- Council Tax Band - A





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 MadeSnappy 360.

Situated in a desirable area on Walney, convenient for the local primary schools, Co-op and Tesco and bus service etc. This property has lots of potential for upgrading and will appeal to buyers who are wanting to make improvements to their own taste. The accommodation includes two separate reception rooms with a sliding door providing access between, a long kitchen with modern units, two bedrooms and a three-piece shower room. The property has UPVC framed double glazing, electric night storage heaters, gas fires and also the distinct benefit of no upper chain.

2005204 16:34 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
60, Vealence Street Walney BARROW-IN-FURNESS LAK1 2DZ	Energy rating: E Valid until: 19 May 2024 Certificate number: 0300-2148-8300-2194-1887
Property type: Mid-terrace house	Total floor area: 82 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/2005204-2148-8300-2194-1887/print-view>

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