

Total area: approx. 121.5 sq. metres (1307.6 sq. feet)

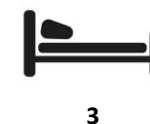
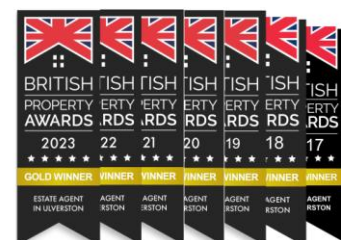
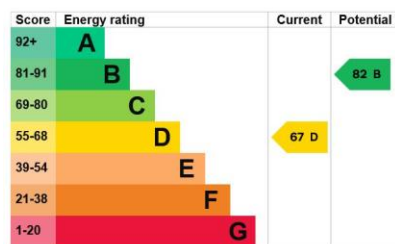
**DIRECTIONS**

Proceeding over Jubilee Bridge at the lights turn right and continue with the channel on your right. When the road narrows as you enter North Scale, the property is situated on the left as the road starts to widen again.

The property can be found by using the following "What Three Words" <https://what3words.com/notes.belts.fakes>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: D  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains drainage, gas, electric and water are all connected



Barnsyde, 29 North Scale, Walney,  
Barrow-in-Furness, LA14 3RW

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

**Estate Agency Act 1979**  
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

Rare and excellent opportunity to purchase a substantial traditional detached bungalow in this popular historic and sought after area of Walney. Set on a generous plot and offering good off road parking, detached garage and attractive level gardens. Well presented throughout with uPVC double glazing, gas fired central heating system and offered for sale with vacant possession having no upper chain. Comprising of open porch, entrance hall, open plan lounge/diner, conservatory, spacious fitted kitchen, three bedrooms and bathroom. Considered suitable to a wide range of buyers with early internal inspection both invited and recommended to appreciate this excellent home and attractive plot and position.



Accessed from an open fronted feature porch, to a modern composite door with double glazed and pattern glass panes opening into:

#### ENTRANCE HALL

Two ceiling light points, two radiators and high gloss wood grain effect flooring. Arch to bedroom areas and set of wooden double doors with half glazed beveled glass upper panes open to lounge.

#### LOUNGE

12' 4" x 11' 7" (3.76m x 3.53m) widest points  
Wood grain effect laminate flooring, uPVC double glazed leaded bay window to front, central fireplace feature with conglomerate fireplace and hearth featuring an electric fire, ceiling light point with moulded light rose and chandelier style light fitting and radiator. Open to:

#### KITCHEN

9' 1" x 16' 11" (2.77m x 5.16m)  
Well proportioned kitchen which is comprehensively fitted with a range of base, wall and drawer units with modern metallic handles and worktop over incorporating one and a half bowl sink and drainer with mixer tap. Recess for fridge freezer, recess and plumbing for washing machine as well as a dishwasher. Bay window offering an aspect to the garden and beyond neighbouring garden with matching window to the front looking to the parking area, front garden and road beyond. Leisure Cuisine Master 100 Range Cooker with five plate hob, glass splash back and cooker hood over with double ovens and grill, breakfast bar area, radiator and wood grain laminate flooring.

#### DINING AREA

10' 8" x 12' 3" (3.25m x 3.73m)  
Radiator, open double doorway to kitchen, ceiling light point with moulded light rose and chandelier style light fitting and wood grain laminate flooring.

#### CONSERVATORY

10' 0" x 9' 6" (3.05m x 2.9m)  
Set onto a low wall with pitched roof and French doors opening to the garden. Fitted blinds, radiators and offers a lovely aspect over the rear garden area.

#### BEDROOM

12' 4" x 11' 6" (3.76m x 3.51m)  
Double room with picture rail, wall light, ceiling light point and radiator. UPVC double glazed bay window to front with leaded glass panes looking towards the front garden.

#### BEDROOM

10' 0" x 9' 10" (3.05m x 3m)  
Accessed through a half glazed door with built in mirrored door wardrobe, radiator and uPVC double glazed window to rear offering an excellent outlook to the garden.



#### BEDROOM

10' 8" x 6' 6" (3.25m x 1.98m)  
Single room with uPVC double glazed window to side, radiator and fitted blind to window.

#### BATHROOM

5' 8" x 6' 2" (1.73m x 1.88m)  
Fitted with a modern three piece suite in white comprising of panelled bath with glazed shower screen, mixer tap and over bath shower with flexi-track spray and shower rail, wash hand basin with mixer tap inset to vanity unit and WC with push button flush. Tiling to floor and walls, fitted mirror and towel rail.

#### EXTERIOR

Elevated above the road and accessed through a curved stone wall with initial brick set driveway and turning space and gated access to the side. The front garden is laid to lawn with hedging, shrubs, bushes and concrete driveway gives access to further parking space and detached garage. Slate shingled area and pathways to side leading to the rear garden. To the rear there is a most attractive and good sized garden area that is a particular feature and benefit of the property. Laid to lawn with fencing and hedging around the perimeter offering mature trees, feature shrubs and bushes. Flag path giving access around the property with doors to the conservatory. The garden offers pleasant sunny aspects and a reasonable degree of privacy.

#### GARAGE

23' 7" x 12' 9" (7.19m x 3.89m)  
Single garage with electrically operated up and over door, PVC door with double glazed inserts, uPVC double glazed window to rear, electric light and power.

