

Total area: approx. 69.8 sq. metres (751.2 sq. feet)

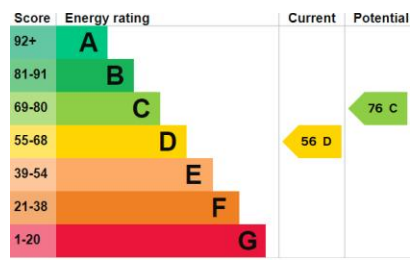
**DIRECTIONS**

From the Jubilee Bridge enter Walney turning right at the traffic lights onto The Promenade. Take your second left into Albert Place, right into Doris Street and immediate left into Kitchener Street where the property can be found on your left hand side.

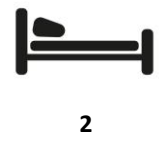
The property can be found by using the following "What Three Words" <https://w3w.co/laptop.nobody.paint>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: A  
 LOCAL AUTHORITY: Westmorland and Furness Council  
 SERVICES: All mains services including, gas, electric, water and drainage.



**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.

**27 Kitchener Street, Walney,  
 Barrow-in-Furness, LA14 3QW**

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)

Traditional end terraced home situated in this popular accessible location within Walney, offering good sized accommodation comprising of entrance vestibule, lounge, dining room, kitchen to the ground floor with two bedrooms and a shower room to the first floor. Attractively presented with a lovely sunny rear yard, gas central heating system and uPVC double glazing. Considered suitable to a range of buyers including the first time or young family purchaser this lovely home will be appreciated upon inspection. Close by are local shops, schools and regular bus routes all within a short walking distance as well as the hugely popular Biggar Bank and West Shore just a short drive away.



Entered through a door into:

**ENTRANCE VESTIBULE**

Entrance door, stairs to first floor and door to:

**LOUNGE**

12' 5" x 11' 0" (3.80m x 3.37m)

UPVC double glazed window to front, electric fire with feature surround, ceiling light point and radiator. Open to:

**DINING ROOM**

14' 7" x 10' 1" (4.47m x 3.08m)

UPVC French style double doors with glazed inserts to rear yard, understairs cupboard, radiator and ceiling light point. Door to:

**KITCHEN**

13' 10" x 5' 7" (4.22m x 1.71m)

Fitted with an excellent range of base, wall and drawer units with matching worktops, chrome handles and incorporating sink with drainer and swan necked mixer tap and modern splashback tiling. Integrated gas hob, electric oven with cooker hood over. Space and plumbing for washing machine and space for under counter fridge/freezer. Breakfast bar area, paneling to ceiling and ceiling light point. External door to rear yard.

**FIRST FLOOR LANDING**

Access to bedrooms and shower room.

**BEDROOM**

14' 9" x 12' 6" (4.50m x 3.82m)

Double room with uPVC double glazed window to front, ceiling light point and radiator.



**BEDROOM**

9' 11" x 7' 7" (3.04m x 2.33m)

UPVC double glazed window to the rear, cupboard housing the combination boiler for the hot water and heating system, radiator and ceiling light point.

**SHOWER ROOM**

Fitted with a modern three piece suite comprising of low level, dual flush WC, pedestal wash hand basin and shower cubicle. Part tiled to mid height, ceiling light point and panelling to shower area. Ceiling light point and opaque uPVC double glazed window to rear.

**EXTERIOR**

Yard to rear with access to service lane.

