

Total area: approx. 72.7 sq. metres (782.5 sq. feet)

DIRECTIONS

From the Jubilee Bridge continue turn right at the traffic lights onto The Promenade and a left turn into Mill Lane. Turn right onto West Shore Road and continue towards the caravan site, taking the final right into Cow Tarn Road and the next right into Windrush Crescent. The property can then be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/rushed.dairy.chest>

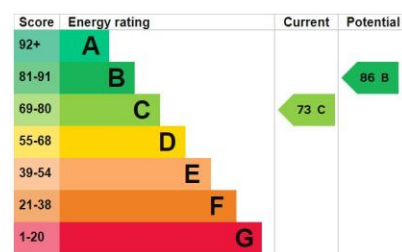
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.



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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.

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Immaculately presented three bedroom end of terrace set at the end of a quiet, compact cul-de-sac off Windrush Crescent on Walney Island. Suitable for a variety of buyer including first time, young family or someone looking to downsize, with West Shore being only a flat, walk away. Low maintenance gardens front and rear and superb accommodation comprising of entrance porch, inner hallway, lounge with modern contemporary decoration and built in TV surround complete with wall mounted electric fire, modern kitchen/diner with breakfast bar, luxury bathroom and three good sized bedrooms to the first floor.



Entered through a PVC door into:

ENTRANCE PORCH

Two uPVC double glazed windows to front and side and door into:

HALL

Door to lounge, kitchen/diner, ceiling light point and stairs to first floor.

KITCHEN/DINER

8' 9" x 14' 9" (2.67m x 4.5m)
Fitted with a good range of base, wall and drawer units in a shaker style with wooden worktops over including breakfast bar and incorporating one and a half bowl sink and drainer with swan necked mixer tap. Integrated eye level electric oven and combination microwave above, electric hob set to work surface with extractor over and integrated fridge/freezer and dishwasher. Spot lights to ceiling, tiled splashbacks and radiator. PVC door with glazed inserts and uPVC double glazed window to rear. Door to:

BATHROOM

Modern three piece bathroom suite comprising of panelled bath with mixer shower over with rain head attachment and hand held addition and vanity unit housing concealed cistern, low level, dual flush WC and pedestal wash hand basin with mixer tap. Opaque uPVC double glazed window to side, spot lights to ceiling and modern panelling to walls.

FIRST FLOOR LANDING

Door to all bedrooms, ceiling light point and storage cupboard.

BEDROOM

8' 11" x 15' 0" (2.72m x 4.57m)
Double room with uPVC double glazed window to rear, radiator, ceiling light point and storage cupboard.



BEDROOM

11' 3" x 12' 0" (3.43m x 3.66m)
Further double room with two uPVC double glazed windows to front and side, radiator and ceiling light point. Storage cupboard.

BEDROOM

6' 3" x 5' 7" (1.91m x 1.7m)
Single room with uPVC double glazed window to front, ceiling light point and radiator.

EXTERIOR

To the front is an easy to maintain front garden with paved pathway, bin space and raised bed with mature shrubs and plants. To the rear is an enclosed private garden area with decked spaces, raised beds offering planting space and a unique design making the most of the space on offer.

