

Total area: approx. 74.1 sq. metres (797.2 sq. feet)

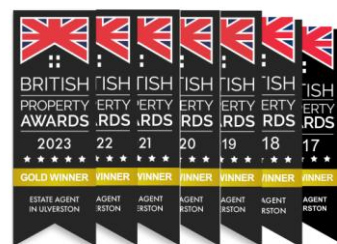
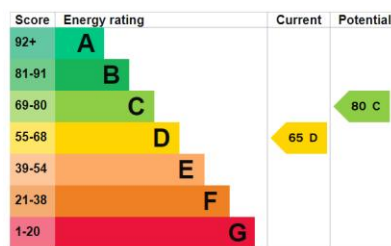
**DIRECTIONS**

From the Jubilee Bridge continue straight on to Central Drive and just after the Golf Club turn right onto Moor Tarn Lane. Take your first right into Southport Drive and immediate left into Maryport Avenue 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/olive.wages.begins>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: B  
LOCAL AUTHORITY: Westmorland & Furness District Council  
SERVICES: Mains drainage, gas, water and electricity are all connected.



**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.




**£210,000**



2  3  1  **PARKING** 

**15 Maryport Avenue, Walney,  
Barrow-in-Furness, LA14 3LR**

For more information call **01229 445004**

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Immaculately presented three bedroom semi detached property set at the end of a quiet, compact street off Southport Drive on the ever popular Walney Island which has recently undertaken a complete revamp including new kitchen, new bathroom, central heating system and double glazing, complete with modern décor, carpets, wooden flooring and contemporary lighting throughout. Suitable for a variety of buyers including a young family or someone looking to downsize, with the golf course close by and Biggar Bank only being as short, flat, five-minute walk away. Low maintenance gardens front and rear, driveway and superb accommodation comprising of entrance hallway, lounge, dining room French doors to rear garden, excellent kitchen with integral appliances, luxury bathroom and three good sized bedrooms.



Accessed through a PVC door into:

#### **ENTRANCE HALL**

Door to lounge, open doorway to kitchen, ceiling light point and radiator. Stairs to first floor with understairs cupboard housing the combination boiler for the hot water and heating system.

#### **LOUNGE**

12' 4" x 11' 6" (3.77m x 3.52m) into bay  
Recess for electric fire with wooden mantle, power point for wall mounted TV, wooden flooring, ceiling light point and radiator. UPVC double glazed bay window to front and open to:

#### **DINING ROOM**

12' 4" x 10' 7" (3.78m x 3.25m)  
French style double doors with matching side panel to rear garden. Recess for feature fire with wooden mantle over, wooden flooring, ceiling light point and radiator.

#### **KITCHEN**

10' 0" x 4' 10" (3.07m x 1.479m)  
Fitted with a good range of base, wall and drawer units with chrome handles and wooden worktop over incorporating sink with mixer tap. Integrated electric oven, electric hob with cooker hood over. Space and plumbing for washing machine, space for fridge/freezer, ceiling light point and radiator. UPVC double glazed window and door side.



#### **FIRST FLOOR LANDING**

UPVC double glazed window, door to three bedrooms, bathroom and ceiling light point.

#### **BEDROOM**

12' 3" x 10' 9" (3.75m x 3.30m) into bay  
Double room with radiator, ceiling light point and uPVC double glazed window.

#### **BEDROOM**

10' 9" x 10' 2" (3.30m x 3.12m)  
UPVC double glazed window, radiator and ceiling light point.

#### **BEDROOM**

6' 11" x 6' 10" (2.12m x 2.09m)  
UPVC double glazed window, ceiling light point and radiator.

#### **EXTERIOR**

Private maintenance gardens front and rear. Cast iron gate with space for off-road parking giving access to front entrance door and side door.

