



Total area: approx. 93.9 sq. metres (1010.2 sq. feet)

DIRECTIONS

From the Jubilee Bridge, turn right at the traffic lights onto The Promenade and follow the road into North Scale and passed The Crown pub & restaurant. From here take your second right into Coombe View and follow the road into Foxfield Road where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/belly.moving.vouch>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & 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.



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£190,000



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GARAGE & PARKING

41 Foxfield Road, Walney, Barrow-in-Furness,
 LA14 3SH

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Three bedroom extended semi detached dormer bungalow occupying a favourable and enviable corner plot location in this quiet cul-de-sac in North Scale, Walney which would be fully appreciated upon recommended viewing. Suited to a variety of buyers including a retired person or family buyer as this is an excellent opportunity situated in a popular accessible location on Walney Island. Situated within walking distance to amenities including popular coastal beaches, local shops, schools and bus routes. Comprising of open plan lounge/diner with flame effect fire, modern kitchen, bedroom which is currently used as a dining room and bathroom to the ground floor with two further double bedrooms to the first floor as well as having a gas central heating system and uPVC double glazing. Externally walled low maintenance gardens to the front, side and rear, driveway and detached garage.



Entered through a PVC door into:

LOUNGE/DINER

27' 11" x 11' 11" (8.51m x 3.63m)

UPVC double glazed window to front, electric fire with feature surround and radiator. PVC sliding patio doors to rear, stairs to first floor and door to inner hall. Open doorway to:

KITCHEN

10' 1" x 7' 7" (3.08m x 2.32m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink and drainer with mixer tap, chrome handles and matching splashbacks. Integrated gas hob, electric oven, space for fridge/freeze, space and plumbing for dishwasher and washing machine.

Wall mounted combination boiler for the hot water and heating system, door to side garden and two uPVC double glazed windows to front and side.

INNER HALL

Door to bathroom and bedroom.

BEDROOM

14' 11" x 11' 8" (4.55m x 3.56m)

Two uPVC double glazed windows to side and radiator.



BATHROOM

Modern three piece suite comprising of WC, wash hand basin and bath with shower over. Full tiling, heated towel rail and uPVC double glazed window to side.

FIRST FLOOR LANDING

Eaves storage space and doors to two bedrooms.

BEDROOM

12' 4" x 10' 6" (3.78m x 3.21m)

UPVC double glazed window to rear and radiator.

BEDROOM

12' 5" x 10' 6" (3.78m x 3.2m)

UPVC double glazed window to rear and radiator.

EXTERIOR

Driveway, lawned garden to front and side with enclosed, low maintenance garden to rear.

GARAGE

15' 0" x 8' 0" (4.58m x 2.46m)

Up and over door, window, light and power.

