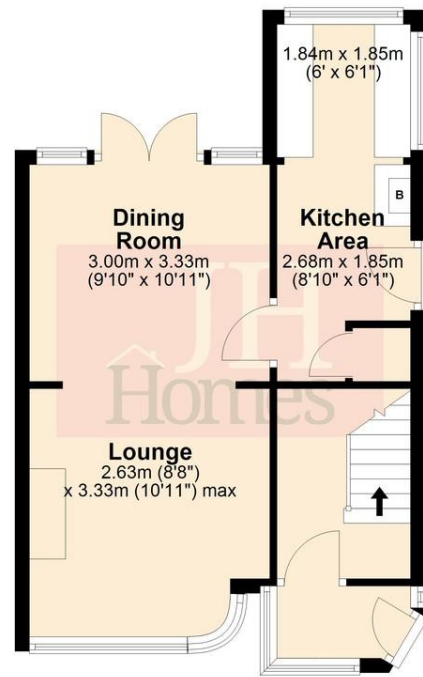


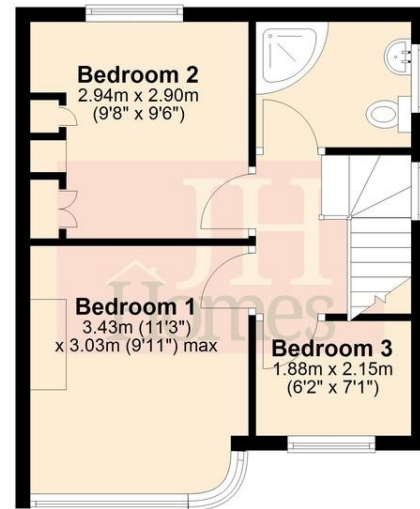
Ground Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.9 sq. feet)



Total area: approx. 69.7 sq. metres (749.9 sq. feet)

DIRECTIONS

From the Jubilee Bridge to Walney Island continue straight on at the traffic lights onto Central Drive and a left turn into Folkestone Avenue. Follow the road round and take your first right into Deal Avenue where the property can be found towards the end of the cul-de-sac on the left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/lazy.rates.skirt>

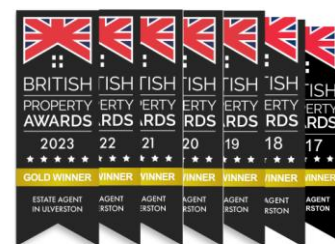
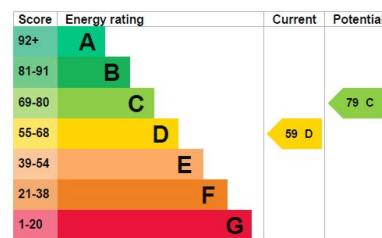
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Borough 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.



£160,000



2



3



1



GARAGE & PARKING

**3 Deal Avenue, Walney,
Barrow-in-Furness, LA14 3BH**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhomes.net

Rare purchase opportunity to acquire a three bedroom semi detached house set at the end of a quiet, compact cul-de-sac off Folkestone Avenue on Walney Island. This property would be suitable for a variety of buyers including the first time buyer, a young family, investment or someone looking to downsize, with West Shore and Bigger Bank being only a flat, walk away. The property comprises of entrance porch, inner hall, lounge, dining room, extended kitchen to ground floor and three bedrooms plus a luxury shower room to the first floor. Complete with low maintenance gardens front and rear, garage, driveway, gas central heating system and uPVC double glazing.



Accessed through a PVC door into:

PORCH

Door to:

HALL

Door to kitchen and stairs to first floor.

LOUNGE

10' 11" x 8' 7" (3.33m x 2.63m) widest points
UPVC bay window to front, ceiling light point and radiator.
Living flame gas fire set to hearth with surround and matching mantle and picture rail. Open archway to:

DINING ROOM

10' 11" x 9' 10" (3.33m x 3m)
PVC French Style double doors to rear garden, ceiling light point, picture rail and radiator.

KITCHEN

16' 3" x 6' 1" (4.95m x 1.85m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and point for gas cooker point, space for fridge, space for freezer and space and plumbing for washing machine. Understairs cupboard, two uPVC double glazed windows, ceiling light point and external door to side.

FIRST FLOOR LANDING

Window to side and doors to all bedrooms and the bathroom.

BEDROOM

11' 3" x 9' 11" (3.43m x 3.02m) widest points
Double room with uPVC double glazed bay window, ceiling light point and radiator.



BEDROOM

9' 8" x 9' 6" (2.95m x 2.9m)
Further double room with ceiling light point, radiator and uPVC double glazed window.

BEDROOM

6' 2" x 7' 1" (1.88m x 2.16m)
Single room with ceiling light point, radiator and uPVC double glazed window.

EXTERIOR

Benefitting from private, easy to maintain gardens front and rear which will be appreciated upon viewing, shared driveway leading to parking and a detached garage.

GARAGE

Double opening doors.

