



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### 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 where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/tummy.stuck.swan>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains, gas, electric, water and drainage.

EPC Awaited



#### 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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PARKING

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Immaculately updated and superbly presented three bedroom mid terrace with views to the Irish Sea and Black Combe. Suited to a variety of buyers including young families or someone looking to downsize, with West Shore being a walk away. Comprising of entrance hall, lounge with modern contemporary decoration, excellent modern fitted kitchen/diner with integral appliances and store to the ground floor with three bedrooms, luxury bathroom and separate WC to the first floor. To exterior offers ample parking to the front and a low maintenance garden to the rear which offers both a lawn and patio area. Complete with a gas central heating system & uPVC double glazing this property is a must see.



Accessed through a PVC door with glazed insert and side window into:

**HALL**

Stairs to first floor, uPVC double glazed window to front and cupboard offering storage. Door to kitchen and door to lounge.

**LOUNGE**

17' 7" x 12' 4" (5.36m x 3.76m)  
Log effect living flame gas fire with feature surround, radiator and uPVC double glazed window to front. PVC French Style double glazed double doors to garden.

**KITCHEN/DINER**

17' 6" x 12' 3" (5.33m x 3.73m)  
Fitted with a good range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with swan necked mixer tap. Integrated eye level, electric double oven and electric hob with cooker hood over. Radiator and dual aspect uPVC double glazed windows. Door to:

**REAR PORCH**

External door to side and to rear garden. Door to:

**STORE**

5' 11" x 5' 9" (1.8m x 1.75m)  
Light and power.

**FIRST FLOOR LANDING**

Door to all bedrooms, bathroom and WC. Storage cupboard housing combination boiler for the hot water and heating system.

**BEDROOM**

9' 10" x 12' 4" (3m x 3.76m)  
Double room with uPVC double glazed window to front with views, storage cupboard and radiator.

**BEDROOM**

12' 1" x 9' 3" (3.68m x 2.82m)  
Further double room with uPVC double glazed window to front and radiator.



**BEDROOM**

7' 4" x 8' 6" (2.24m x 2.59m)  
Single room with uPVC double glazed window to rear and radiator.

**BATHROOM**

5' 1" x 5' 7" (1.55m x 1.7m)  
Modern two piece suite comprising of bath with shower over and vanity unit housing wash hand basin with mixer tap and cupboards under. Full tiling, ladder style heated towel rail and uPVC double glazed window to rear.

**WC**

Concealed cistern, low level, dual flush WC, full tiled and opaque uPVC double glazed window to rear.

**EXTERIOR**

Benefitting from ample off-road parking to the front with access to the front door and side aspect to the rear garden. The rear offers a well-presented low maintenance garden to the rear with outbuilding.

