

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 enter Walney turning right at the traffic lights onto The Promenade. Take your first left into Albert Place South, keeping left and into Baden Powell Street where the property can be found on your left hand side.

The property can also be found by using the following "What Three Words": <https://w3w.co/smiled.slang.cage>

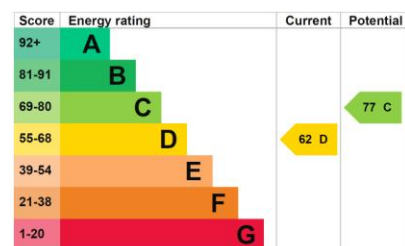
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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

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27 Baden Powell Street, Walney,
Barrow-in-Furness, LA14 3QD

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Traditional mid terraced home situated in this popular accessible location within Walney, offering immaculate and traditional style accommodation that would only be appreciated upon viewing and would be suitable for a variety of buyers including the investment buyer, first time buyer, or those looking to downsize. Comprising of entrance hall, lounge with log burner, kitchen/diner with integral appliances and utility area to the ground floor with two double bedrooms and a four piece bathroom suite to the first floor. Complete with yard to rear with access to the garage, gas central heating system and uPVC double glazing. Close by are local shops, schools and regular bus routes all within a short walking distance as well as the hugely popular Biggar Bank and West Shore a drive away.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALL

Door to lounge and stairs to first floor.

LOUNGE

13' 11" x 13' 0" (4.24m x 3.96m)

Closed room heater, understairs cupboard and radiator.

UPVC double glazed window to front and door to:

KITCHEN

9' 0" x 16' 4" (2.74m x 4.98m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating stainless steel sink and mixer tap, chrome handles, and splashback tiling.

Integrated eye level electric oven with microwave above and five ring gas hob with cooker hood over.

UPVC double glazed windows to rear and door to:

UTILITY AREA

5' 10" x 4' 11" (1.79m x 1.51m)

Area of worksurface with space and plumbing for washing machine under and space for American style fridge/freezer.

Wall mounted combination boiler for the hot water and heating system and PVC door to rear yard.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

BEDROOM

10' 8" x 13' 8" (3.25m x 4.17m)

Double room with uPVC double glazed window to front, mirror fronted wardrobe and radiator.



BEDROOM

12' 3" x 8' 11" (3.73m x 2.72m)

Further double bedroom with radiator and uPVC double glazed window to rear.

BATHROOM

9' 4" x 6' 11" (2.84m x 2.11m)

Modern four piece suite comprising of WC, vanity basin housing sink with mixer tap, walk in shower cubicle and free standing bath. Heated towel rail and tiling to walls. UPVC double glazed window to rear.

EXTERIOR

Yard to the rear with access to service road. Door to:

GARAGE

8' 2" x 14' 4" (2.50m x 4.38m)

Up and over door to, light and power.

