



DIRECTIONS

From the Jubilee Bridge turn left onto The Promenade and follow the road up the hill, turning right into King Alfred Street where the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/flies.mixer.poems>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected



Estate Agency Act 1979

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£160,000



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46 King Alfred Street, Walney,
Barrow-in-Furness, LA14 3BX

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional three bedroom mid terraced home situated in this popular accessible location within Walney, offering good sized and traditional accommodation comprising of entrance vestibule, lounge, dining room, kitchen and bathroom to the ground floor with three bedrooms to the first floor and an integral garage. Attractively presented with gas central heating system, uPVC double glazing and rear yard. Considered suitable to a range of buyers including the first time or young family purchaser this lovely home will be appreciated upon inspection. Many original style features maintained including comiding, picture and dado rails as well as being close by to local shops, schools and regular bus routes as well as the hugely popular Biggar Bank and West Shore which is just a short drive away.



Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to lounge and stairs.

LOUNGE

13' 1" x 13' 7" (3.99m x 4.15m)

UPVC double glazed window to front with radiator and door to:

DINING ROOM

9' 2" x 16' 6" (2.79m x 5.03m)

Under stairs cupboard, radiator and uPVC double glazed window to rear. Door to:

KITCHEN

8' 3" x 6' 9" (2.51m x 2.06m)

Fitted with a range of base, wall and drawer units with wooden work tops over incorporating modern sink and drainer with swan necked mixer tap and chrome handles.

Two integrated electric ovens and electric hob with and cooker hood over, space and plumbing for washing machine and door to garage. Door to:

BATHROOM

6' 9" x 6' 0" (2.06m x 1.83m) widest points

Modern three piece suite comprising of WC, wash hand basin and 'P' shaped bath with shower over. Cladding to walls, heated towel rail, cupboard housing combination boiler for the hot water and heating system and window to side.



FIRST FLOOR LANDING

Doors to all bedrooms.

BEDROOM

10' 9" x 16' 7" (3.28m x 5.05m)

Full width double room with uPVC double glazed window to front and radiator.

BEDROOM

12' 6" x 7' 11" (3.81m x 2.41m)

Further double room with alcove cupboard, uPVC double glazed window to rear and radiator.

BEDROOM

9' 4" x 6' 9" (2.84m x 2.06m)

Single room with uPVC double glazed window to rear, radiator and alcove cupboard.

EXTERIOR

Yard to rear.

GARAGE

15' 11" x 9' 1" (4.85m x 2.77m)

Double doors to rear service lane, light, power and door to yard.

