



DIRECTIONS

From the Jubilee Bridge enter Walney turning right at the traffic lights onto The Promenade. Take your first left into Albert Place South and follow the into Douglas Street. Turn left at the crossroads of Powerful 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/spark.dots.clear>

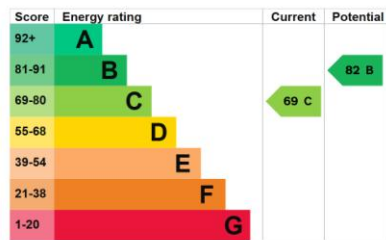
GENERAL INFORMATION

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

63 Powerful Street, Walney,
Barrow-in-Furness, LA14 3PL

For more information call **01229 445004**

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

Traditional forecourt mid terrace home situated in this popular accessible location within Walney, offering traditional style accommodation that would only be appreciated upon recommended viewing and is suitable for a variety of buyers including the investment buyer, family buyer, or those looking for a larger property. Now requiring some updating/modernisation but has been reflected in the realistic asking price. The good-sized accommodation comprises of entrance vestibule, hall, lounge, dining room, kitchen and store accessed via the rear yard to the ground floor with three good sized bedrooms and a wet room to the first floor. Complete with yard to the rear, gas central heating system and uPVC double glazing. Close by are local shops, schools and regular bus routes as well as the hugely popular Biggar Bank and West Shore.



Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

HALL

Door to dining room and stairs to first floor.

LOUNGE

12' 2" x 11' 9" (3.71m x 3.58m) widest points
UPVC double glazed window to front, radiator and open double doorway to:

DINING ROOM

14' 39" x 12' 6" (5.26m x 3.81m)
Living flame gas fire, uPVC double glazed window to rear and door to:

REAR VESTIBULE

Understairs cupboard and door to:

KITCHEN

16' 2" x 9' 5" (4.93m x 2.87m)
Fitted with a range of older base, wall and drawer units with worktop over incorporating sink and double drainer. Space and plumbing for washing machine, space and point for gas cooker point and uPVC double glazed windows to side. External door to rear yard.

FIRST FLOOR LANDING

Doors to bedrooms and wet room. Storage cupboard.

BEDROOM

12' 4" x 15' 10" (3.76m x 4.83m)
Double, full width room with uPVC double glazed window to front, fitted wardrobes, alcove cupboards and radiator.



BEDROOM

14' 1" x 9' 7" (4.29m x 2.92m)
Further double room with radiator and uPVC double glazed window to rear.

BEDROOM

10' 4" x 9' 5" (3.15m x 2.87m)
UPVC double glazed window to rear, wall mounted combination boiler for the hot water and heating system and radiator.

WET ROOM

Two piece suite comprising of WC and wash hand basin and draining floor. Heated towel rail, cladding to walls and uPVC double glazed window to side.

EXTERIOR

Gated forecourt giving access to front door. Rear yard with access to store and service road.

