

Total area: approx. 71.7 sq. metres (772.2 sq. feet)

DIRECTIONS

From the Jubilee Bridge continue straight over at the traffic lights onto Central Drive. Take your second left into Southampton Street and continue to the Bristol Street crossroads, turning left where the property can be found on your left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/foil.rested.hobby>

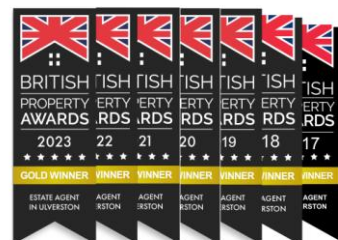
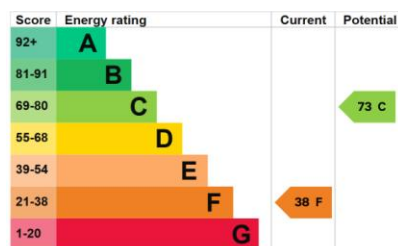
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains water, drainage, gas and electricity are all connected.



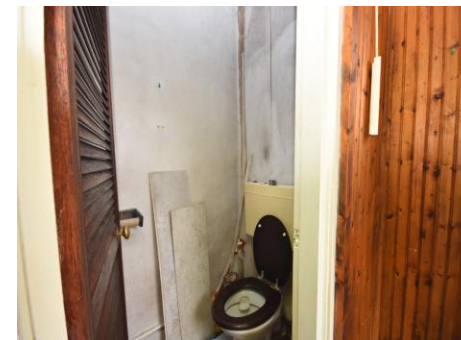
Estate Agency Act 1979

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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For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Sensibly priced mid terrace home situated in this popular accessible location on Walney Island, within walking distance to amenities including local shops, schools, regular bus routes and Biggar Bank. Comprising of lounge with gas fire, dining room, kitchen area, cloaks/WC to the ground floor with full width main bedroom, second bedroom and bathroom to the first floor with enclosed yard to the rear. The property does require some updating/modernisation but has been reflected in the realistic asking price. Early viewing highly recommended of this terrace home with no onward chain.



Entered through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to lounge and stairs to first floor.

LOUNGE

11' 5" x 11' 5" (3.48m x 3.50m)

Double glazed window to front, gas fire with feature surround and open to:

DINING ROOM

11' 5" x 11' 5" (3.48m x 3.50m)

Understairs storage, double glazed windows to rear and door to:

KITCHEN AREA

7' 3" x 7' 4" (2.23m x 2.26m)

Fitted with an older range of base, wall and drawer units with worktop over incorporating sink and drainer and tiled splash backs. Space and point for electric cooker. Open doorway to:

REAR PORCH

Window, external door to rear yard and door to:

CLOAKS/WC

One piece suite comprising of WC.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.



BEDROOM

12' 6" x 11' 6" (3.82m x 3.51m)

Double glazed window to front and wardrobe.

BEDROOM

8' 7" x 10' 3" (2.62m x 3.14m)

Cupboard housing hot water tank and double glazed window to rear.

BATHROOM

Three piece suite comprising of WC, wash hand basin and bath with shower over. Double glazed window to rear.

EXTERIOR

Yard to rear with access to rear service lane.

