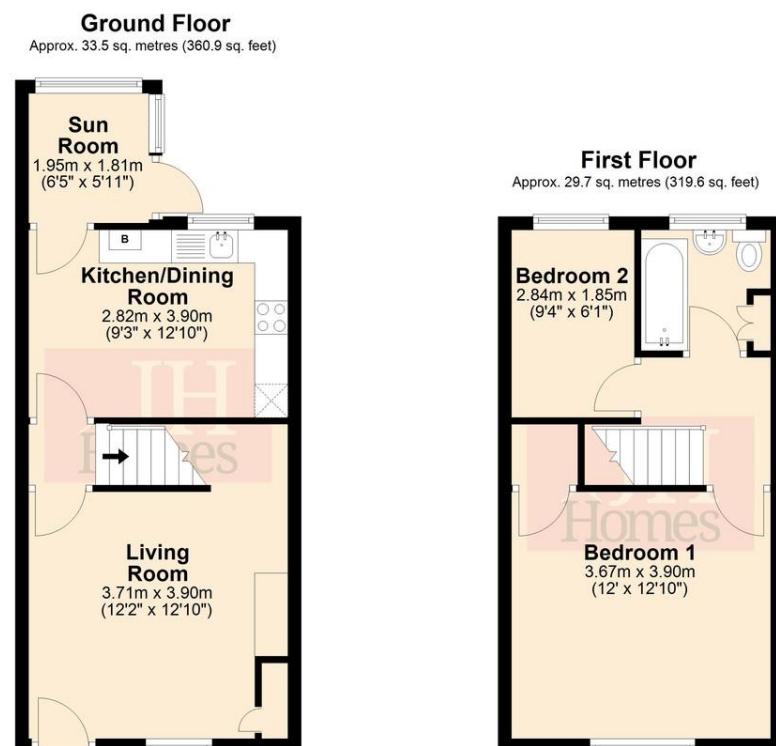




Total area: approx. 63.2 sq. metres (680.5 sq. feet)

DIRECTIONS

Entering Barrow via the A590 turn right at the roundabout into Park Road and continue into Walney Road, just before Asda the property is on your left-hand side.

It can be found by using the following what3words: <https://w3w.co/shadow.tree.pools>

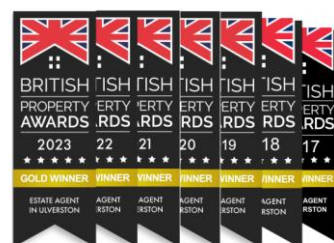
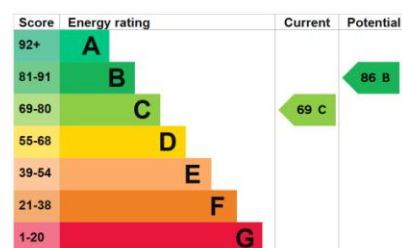
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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



Estate Agency Act 1979

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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41 Walney Road, Barrow-in-Furness,
LA14 5UG

For more information call **01229 445004**

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

Sensibly priced and well-presented two-bedroom mid terrace home situated in this popular accessible location close to Hindpool, Barrow Town Centre and within walking distance to amenities including Asda, local shops, schools, regular bus routes and Barrow train station. Comprising of lounge, kitchen/diner and sun room. To the first floor, full width bedroom with storage cupboard, second bedroom and modern Bathroom. Complete with gas central heating system and uPVC double glazing, this property is suited to a range of buyers including the first-time purchaser, rental investor or those looking to downsize. It offers a lovely, comfortable home with attractive presentation and décor throughout. Early viewing highly recommended.



Accessed through PVC door into:

- LOUNGE**
12' 10" x 12' 2" (3.91m x 3.71m)
UPVC double glazed window to front, alcove cupboard and radiator. Pebble effect living flame gas fire with feature surround and understairs area. Door to:
- SUN ROOM**
6' 5" x 5' 11" (1.96m x 1.8m)
UPVC double glazed windows to rear and external door.
- MID VESTIBULE**
Stairs to first floor. Door to:
- KITCHEN/DINER**
9' 3" x 12' 10" (2.82m x 3.91m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Electric oven/hob with extractor hood, plumbing for washing machine, space for fridge/freezer
- and uPVC double glazed window to rear. Space for a dining table, wall mounted combination boiler for heating and hot water system and door to:



- BEDROOM**
9' 4" x 6' 1" (2.84m x 1.85m)
UPVC double glazed window to rear and radiator.
- BATHROOM**
Three piece suite comprising of WC, wash hand vanity basin and bath with shower above. Heated towel rail, storage cupboard and uPVC double glazed window to rear.



- EXTERIOR**
Yard to rear with access to service lane.

