

FREEHOLD



9 DOUGLAS STREET, WALNEY, BARROW-IN-FURNESS, LA14 3QQ

£150,000

FEATURES

- | | |
|---|----------------------------------|
| Three Bedroomed Fore
courted Terrace | Lounge & Dining Room |
| Rare Purchase Opportunity | Modern Kitchen &
Conservatory |
| Gas CH System & uPVC DG | Shower Room & Utility
Room |
| Suitable For A Variety Of
Buyers | Yard With Two
Outbuildings |
| Entrance Porch & Hallway | No-Chain Involved |



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On Road
Parking



A beautifully presented traditional three-bedroom mid-terrace home, complete with a fore courted frontage, conservatory/sun room and a generous rear yard with outbuildings, situated in a highly sought-after location on Walney Island. The accommodation is thoughtfully arranged and briefly comprises of a welcoming entrance porch leading into a spacious hallway, a warm and inviting Lounge featuring an attractive electric fire, and a separate dining room, also benefitting from an electric fire - ideal for both everyday living and entertaining. The fitted Kitchen is equipped with a gas hob and electric oven, and leads through to a bright conservatory/sun room, overlooking the rear yard, with the added convenience of a separate utility room. To the first floor are three well-proportioned bedrooms and a modern shower room. Further advantages include gas central heating system, double glazing throughout, tasteful contemporary décor with modern lighting, a gated forecourt to the front, and an enclosed rear yard providing access to the rear service lane. Blending traditional character with modern comforts, this appealing home would suit a wide range of purchasers and enjoys a prime position within walking distance of local shops, schools and bus routes, as well as being just a five-minute drive to Biggar Bank or West Shore. Early internal viewing is highly recommended and is available with no onward chain.

Accessed through a PVC door into:

ENTRANCE PORCH

Entrance door and door to:

HALLWAY

Gives access to lounge, dining room and stairs to first floor.

LOUNGE

15' 6" x 11' 9" (4.72m x 3.58m) max

A lovely bright room with electric fire and feature surround, radiator and uPVC double glazed window to front.

DINING ROOM

11' 7" x 17' 11" (3.53m x 5.46m)

Electric fire with feature surround, space for a dining table, radiator and understairs cupboard. UPVC double glazed window to the conservatory and door to:

KITCHEN

9' 11" x 7' 1" (3.02m x 2.16m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Gas hob, extractor fan, electric oven, plumbing for washing machine and radiator. UPVC double glazed window to conservatory and door to:

CONSERVATORY/SUN ROOM

9' 5" x 9' 10" (2.87m x 3m)

UPVC double glazed window and external doors to rear yard.

FIRST FLOOR LANDING

Doors to all upper rooms.

BEDROOM

13' 0" x 12' 2" (3.96m x 3.71m) max

Some fitted furniture, radiator, uPVC double glazed window to front, tasteful décor and alcove cupboard.

BEDROOM

12' 2" x 10' 1" (3.71m x 3.07m)

Alcove cupboard, radiator and uPVC double glazed window to rear.

BEDROOM

8' 8" x 8' 6" (2.64m x 2.59m)

UPVC double glazed window to rear and radiator.

SHOWER ROOM

Four-piece suite comprising of WC, wash hand basin, bidet and shower cubicle with glazed sliding door. Complete with tiling and uPVC double glazed window to front.

EXTERIOR

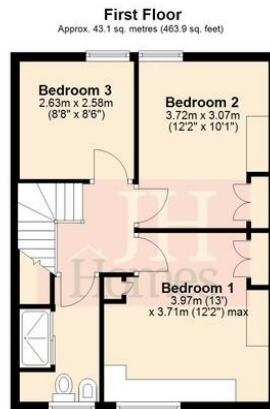
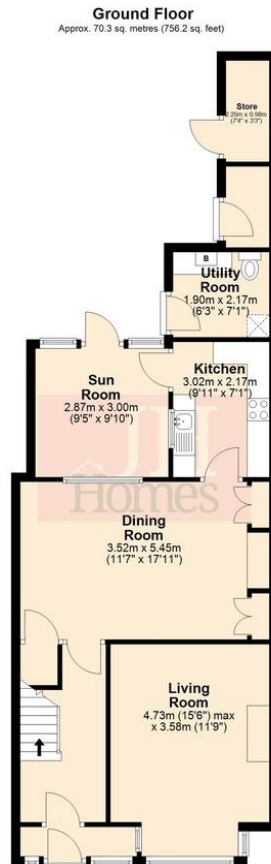
Gated low maintenance forecourt and enclosed yard to the rear with access to two stores and utility room. Also gives access to rear service lane.

UTILITY ROOM

6' 3" x 7' 1" (1.91m x 2.16m)

Glazed window to side with worktop, plumbing for washing machine, space for fridge/freezer, WC and light and power points.





Total area: approx. 113.4 sq. metres (1220.1 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From the Jubilee Bridge enter Walney, turning right at the traffic lights onto The Promenade. Take your first left into Baden Powell Street, immediate right into Albert Place South and left again into Douglas Street.

The property can also be found by using the following "What Three Words":

<https://w3w.co/select.pack.sadly>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

