

FREEHOLD



11 HIMALAYA AVENUE, WALNEY, BARROW-IN-FURNESS, LA14 3HE

£205,000

FEATURES

Well Presented End Of Terrace

Ideal Family Home Purchase

Immaculately Updated & Maintained Throughout

Gas CH System & UPVC DG

Hallway & Lounge With Wood Burner

Superb Kitchen/Family Room

Three Bedrooms

Luxury Shower Room

Gardens Front Side & Rear

Outbuilding/Study



1



1



3



On Road
Parking



Immaculately presented and finished to an exceptional standard throughout, this superb three-bedroom end-terrace home offers stylish, turn key accommodation in one of Walney Island's most sought-after residential locations. Ideally suited to a wide range of buyers, including families, first-time purchasers and those looking to downsize, the property also enjoys the enviable advantage of being just a level walk from the picturesque shoreline of Biggar Bank. Occupying a generous position, the property benefits from attractive, well-maintained gardens to the front and side, while the rear has been thoughtfully landscaped to create a private, low-maintenance outdoor space, ideal for both relaxing and entertaining as well as having a detached log cabin. Comprising of hallway, lounge with feature wood-burning stove and stunning modern kitchen/dining room to the ground floor. With three well-proportioned bedrooms together with a luxurious shower room to the first floor. Complete with uPVC double glazing and gas-fired central heating system, this truly outstanding home combines modern style, practical living and an enviable coastal location, creating a property that is ready to move straight into. Early viewing is strongly recommended to fully appreciate the quality, presentation and lifestyle this exceptional home has to offer.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Karndean flooring and stairs to first floor and door to:

LOUNGE

15' 3" x 14' 7" (4.65m x 4.44m)

Feature wood burner with wooden mantle, Karndean flooring and understairs area. Radiator, uPVC double glazed bay window to front and door to:

KITCHEN/DINER

8' 9" x 18' 3" (2.67m x 5.56m)

Fitted with a good range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink and drainer with mixer tap, chrome handles and contrasting splash back tiling. Integrated electric oven and hob with cooker hood over and integrated microwave. Space for American style fridge/freezer, radiator, Karndean flooring, external door to rear garden and uPVC double glazed windows.

FIRST FLOOR LANDING

Doors to three bedrooms and shower room, storage cupboard housing combination boiler for the hot water and heating system and uPVC double glazed window to side.

BEDROOM

13' 5" x 9' 11" (4.09m x 3.02m)

Double room with radiator and uPVC double glazed window to front with views.

BEDROOM

10' 1" x 10' 8" (3.07m x 3.25m)

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

BEDROOM

8' 11" x 7' 11" (2.72m x 2.41m)

Single room with uPVC double glazed window to front and radiator.

SHOWER ROOM

Modern three piece suite comprising of double walk in shower cubicle, low level, concealed cistern WC with dual flush and wash hand vanity basin with mixer tap and cupboards under. Cladding to walls and uPVC double glazed window to side.

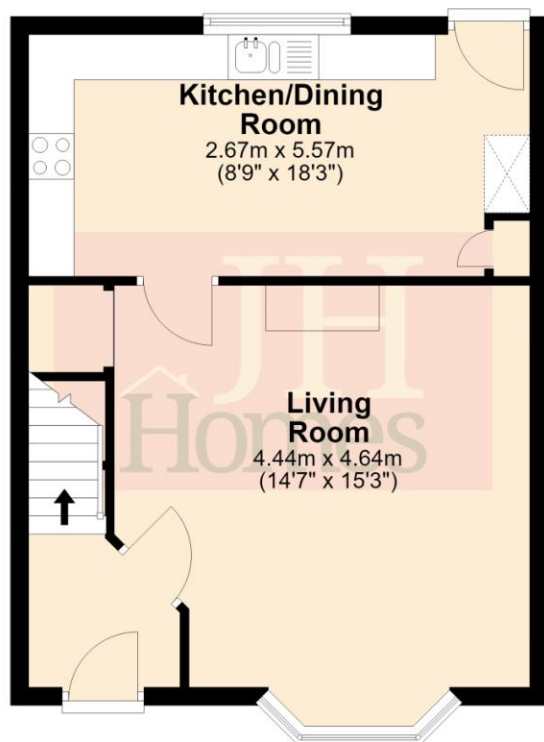
EXTERIOR

Well-presented lawn garden to front with pathway to entrance door. Flagged patio to rear extending to side with a lawned area and further raised flagged seating area with access to an log cabin with power and electric.



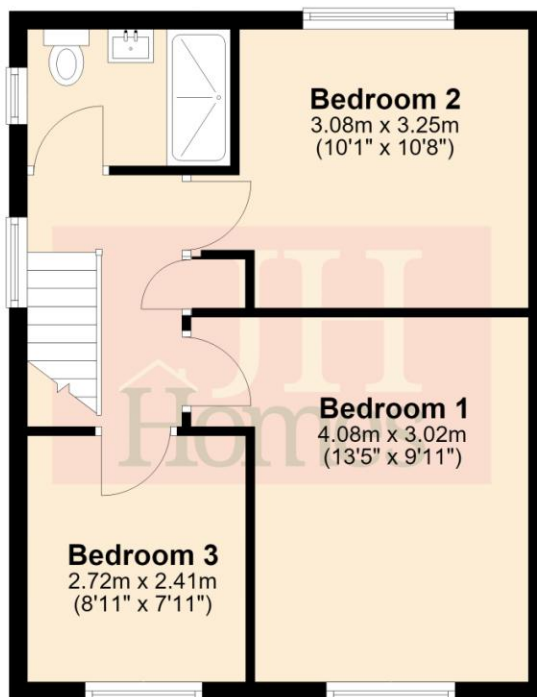
Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 79.6 sq. metres (857.2 sq. feet)

Call us on
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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services including gas, electric, water and drainage

DIRECTIONS:

From the Jubilee Bridge turn left at the traffic lights onto The Promenade and follow the road round to the right into Ocean Road. Before The Marshes, turn left into Westminster Avenue, and first left into Long Bank. Take your first right into Himalaya Avenue where you will find the property on your left-hand side. The property can be found by using the following 'What Three Words'
<https://w3w.co/trader.bill.call>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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.

