



ASHWORTH
& YOUNG ~

4 TYNE ROAD

Walney Island, Barrow-in-Furness

2

BEDROOMS

809

SQ FT APPROX.

E

EPC RATING

75.2

SQ M APPROX.

**PROPERTY OVERVIEW**

A spacious, beautifully presented home

Set on Tyne Road on Walney Island, this attractive two-bedroom home offers a surprisingly generous and versatile layout, combining bright living accommodation with a contemporary kitchen, a superb conservatory/dining space and an enclosed rear garden. From the useful entrance porch, the home opens into an impressive lounge with excellent proportions and a feature fireplace. The conservatory creates a natural dining and entertaining area with direct access to the garden, while the kitchen is bright, inviting and well equipped. Upstairs, the principal bedroom is notably spacious and light. The second bedroom is currently arranged as a child's room but offers the proportions and flexibility to accommodate a double bed, making it equally suited to use as a second double bedroom or guest room. A modern shower room completes the first floor.

- 2 bedrooms
- Approx. 809 sq ft / 75.2 sq m
- Conservatory / dining room
- Enclosed rear garden
- Modern shower room
- EPC: E (54)



Lounge

5.00m x 4.39m approx.

A particularly spacious main reception room with room for generous seating and a feature fireplace creating a natural focal point. The staircase rises from the room, while the open sightline towards the conservatory gives the ground floor an excellent sense of flow and light.

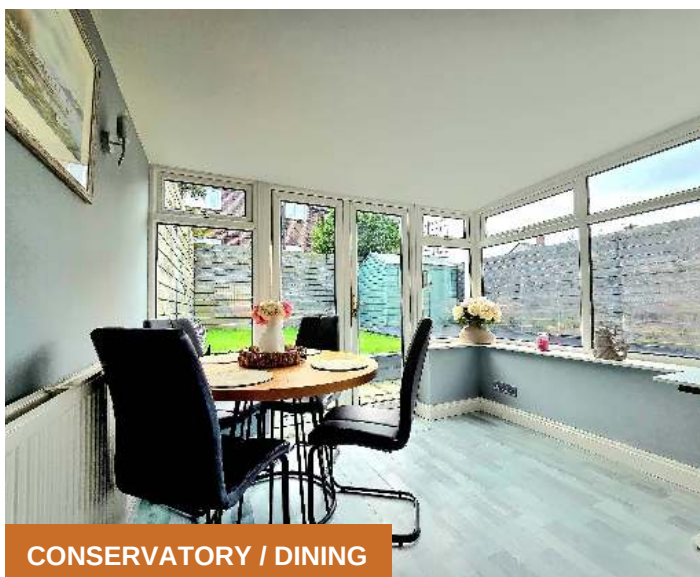




Kitchen

4.87m x 2.26m approx.

Bright and inviting, the kitchen provides an excellent range of fitted cabinetry, extensive worktop space and a practical layout for everyday cooking and entertaining.



CONSERVATORY / DINING





Conservatory / Dining Room

2.95m x 2.84m approx.

Filled with natural light and currently used as a dining room, this versatile space enjoys extensive glazing and double doors opening directly onto the rear garden - ideal for dining, working from home or simply relaxing.



REAR GARDEN



Bedroom One

4.87m x 3.18m approx.

An impressively proportioned principal bedroom with excellent natural light and ample room for a large bed together with substantial freestanding furniture. Its scale is one of the home's standout features.





Bedroom Two

3.36m x 2.56m approx.

Currently arranged as a child's room, the second bedroom is a genuinely useful space with the flexibility to accommodate a double bed, making it equally suitable as a guest room, second double bedroom or home office.

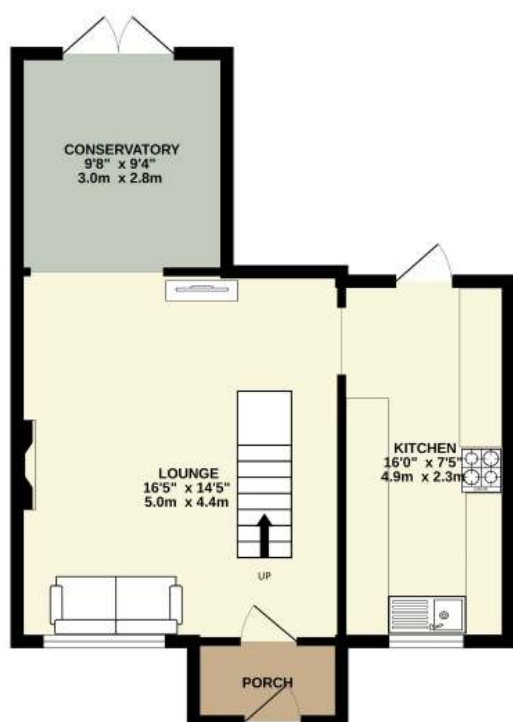


SHOWER ROOM

Floorplan & Accommodation

Approximate total floor area: 809 sq ft (75.2 sq m)

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TYNE ROAD, WALNEY ISLAND

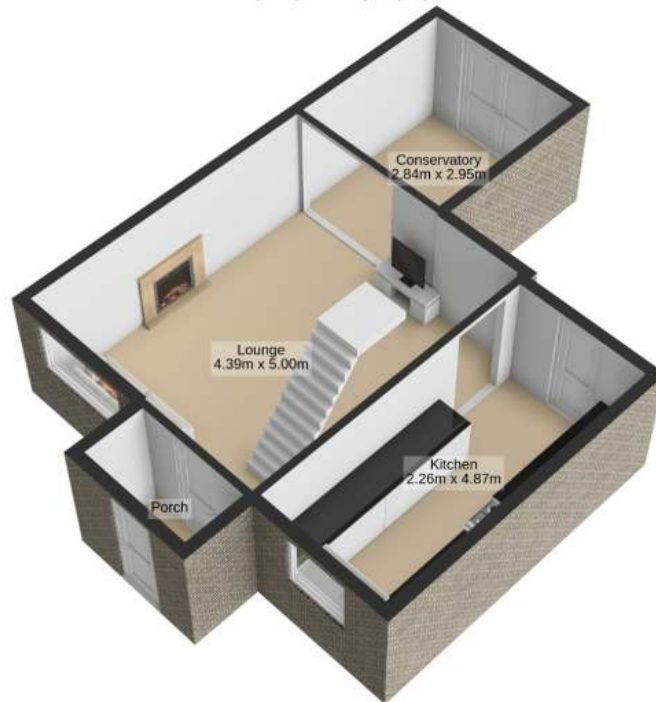
TOTAL FLOOR AREA: 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A clear view of the layout

Ground Floor
466 sq.ft. (43.3 sq.m.) approx.



1st Floor
343 sq.ft. (31.8 sq.m.) approx.



Tyne Road, Walney Island
Total Floor Area : 809 sq.ft. (75.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Performance

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

Current rating: E (54)

Potential rating: C (76)

Full EPC information is available on request.

Arrange your viewing

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