



**POOLE
TOWNSEND**

30 Tamar Mews Tamar Gardens, Walney

£140,000

3 1 1



Situated in the desirable West Shore area of Walney, this three-bedroom semi-detached house presents a fantastic opportunity for buyers looking to create their dream home. Offered with no onward chain, the property combines spacious living areas with a practical layout and is conveniently located close to local amenities and transport links. While in need of modernisation, the home features a bright and welcoming living room and a functional kitchen on the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-road parking for two vehicles to the front and a low-maintenance, enclosed patio to the rear, perfect for outdoor relaxation.

Directions

For Satnav users enter: LA14 3WB

For what3words app users enter: drive.vows.tulip

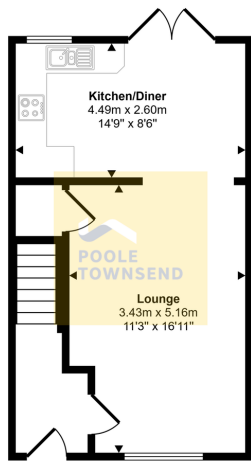
Description

The ground floor welcomes you into a bright and generously sized living area, offering a flexible space for relaxation and entertaining. A cupboard beneath the stairs provides handy storage, and an opening leads through to the adjacent kitchen/diner. This dual-purpose space comfortably accommodates a dining table alongside the kitchen, which features fitted units and a wrap-around worktop, providing ample storage and preparation space.

The kitchen is fitted with a stainless steel sink and mixer tap, a four-ring gas hob, integrated oven and grill, plumbing for a washing machine, and space for a fridge/freezer. Glazed doors in the dining area open out onto the enclosed rear patio, bringing in natural light and creating a seamless flow between indoor and outdoor living.

Upstairs, the landing provides access to three bedrooms and the bathroom. There are two generously sized double bedrooms with contrasting outlooks and space for freestanding furniture, while the third single bedroom benefits from a built-in cupboard that extends over the stairs. The bathroom comprises a three-piece suite, including a bath with wall-mounted shower, WC, and wash basin with





Ground Floor
Approx 35 sq m / 382 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- 3 Bed Semi-Detached
- No Onward Chain
- Located Close To Local Amenities
- A Functional Kitchen
- A Family Bathroom
- Situated In The Desirable West Shore park Area
- Off-Road Parking For Two Vehicles
- Featuring A Welcoming Living Room
- Three Well-Proportioned Bedrooms
- A Low Maintenance Enclosed Patio



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