



**POOLE
TOWNSEND**

Folkestone Avenue, Walney, Barrow-in-furness, LA14 3BE

£150,000

3 1 2



Situated in a popular residential location on a corner plot with the land enclosing the front, side and rear of the house. This property will appeal to buyers seeking a property that requires updating and modernising. The living accommodation includes a bay fronted lounge and a bay windowed dining room with fitted kitchen area alongside. There is a glazed porch to the front and to the side elevations, three bedrooms and a bathroom. The property has a gas-fired central heating system and is partially double glazed. There is a detached garage to the rear of the house and a gated driveway area offering potential for off-road parking subject to lowering the kerb and relevant permissions. No upper chain.

Location

What3Words///lived.boom.toward

Description

This 1930s style home is set on a corner plot and features an enclosed garden to the front, side and rear. The garden space offers potential to park vehicles off road, subject to receiving the relevant permissions and the lowering of the kerb.

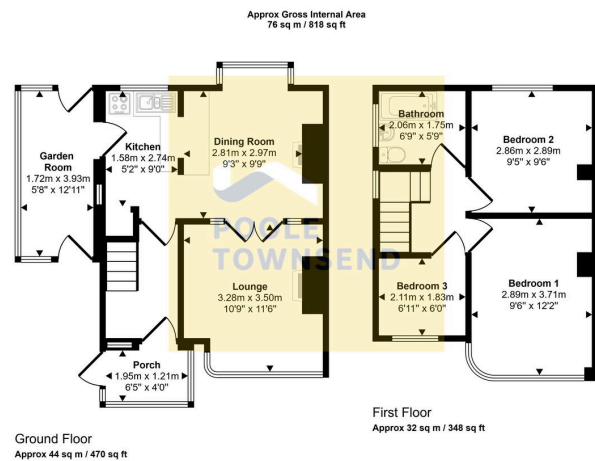
The attached porch at the front leads you into the main hallway where there is open access onto a staircase and a door leading towards the kitchen and to the two reception rooms.

Each of the reception rooms has a bay window providing lots of natural light into the rooms. There are also fireplaces to the front of each respective chimney breast with both having gas coal effect fires acting as a secondary heating option/focal point. There are glazed double doors providing access/separation between the rooms.

The kitchen is open to the dining room and offers a range of fitted wall and base cabinets with space for a freestanding cooker, washing machine and fridge freezer. A part glazed door lead into the side porch where there are doors to the front and rear elevations, single glazed windows throughout and a polycarbonate style roof covering.

The landing has ladder access into the loft space and doors to the





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 260.



- Corner plot with enclosing land
- Dining room with fitted kitchen alongside
- Gas-fired central heating
- Detached garage to the rear
- No Upper chain
- Bay fronted lounge
- Three bedrooms
- Partially double glazed
- Gated driveway
- Council tax band B



Visit us at
www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open
 Monday – Friday 9.00 – 5.00
 Saturday 9.00 – 1.00

Barrow 01229 811811
 Ulverston 01229 588111
 Grange 015395 33316
 Kendal 01539 734455
 Milnthorpe 015395 62044