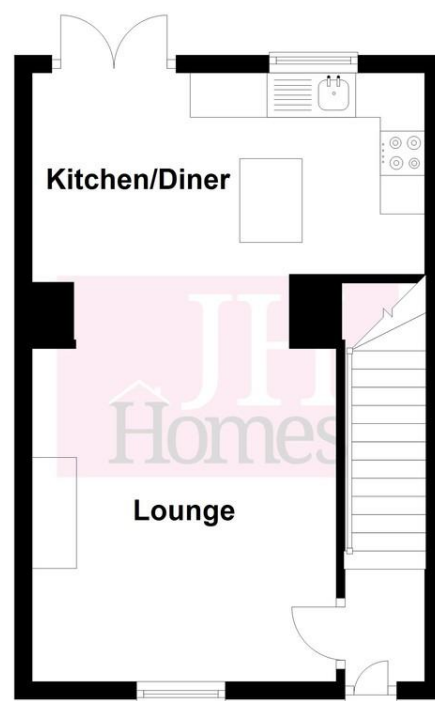
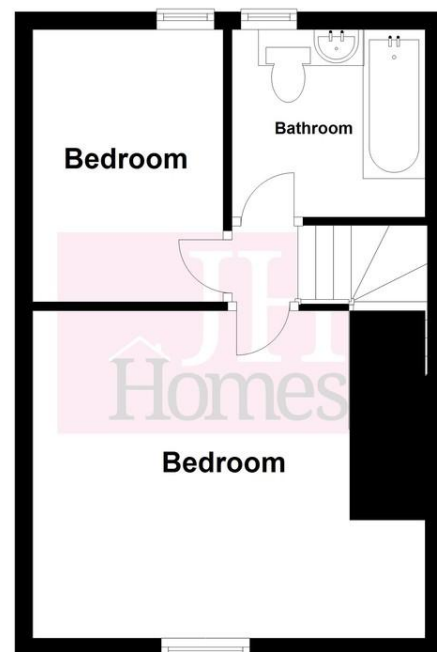


Ground Floor



First Floor



DIRECTIONS

Leaving our office proceed to the traffic lights on Queen Street. Turn right onto the A590 heading towards Dalton. At Dalton roundabout take the 2nd exit and stay on A590. At the next roundabout take the 2nd exit and stay on the road .Take 3rd exit onto Park Road. Follow this road and at Craven Park roundabout take 2nd exit onto North Road. At the next roundabout turn right onto Bridge Approach. At the traffic lights continue straight on onto Central Drive taking the first turning on your left onto Park Lane and then second turning on your right onto Church Lane. At the crossroads continue onto Bristol Street where the property is situated on the right hand side near the bottom of the hill.

The property can be found by using the following "What Three Words" <https://what3words.com/third.jumps.upper>

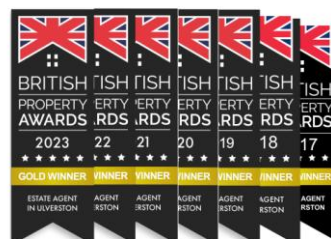
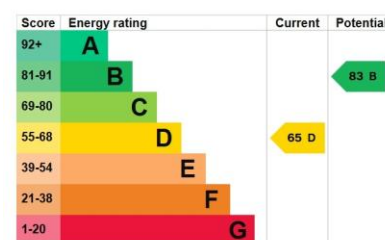
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains water, drainage, gas and electricity are all connected.



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



£115,000



1



2



1

54 Bristol Street, Walney,
Barrow-in-Furness, LA14 3AG

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Modern two bedroom mid terraced house in a popular location on Walney Island. Offering open plan modern living accomodation, one large double bedroom and a good sized single along with a modern bathroom suite. UPVC double glazing throughout, gas central heating system and enclosed rear yard with two stone built stores.



Entered through a PVC door with opaque decorative inserts leading into:

ENTRANCE HALL

Space for coats, stairs to first floor, central ceiling light point and door into:

LOUNGE

12' 4" x 11' 2" (3.76m x 3.4m)
Open to the kitchen/diner with uPVC double glazed window to front, radiator, central ceiling light point and recessed alcoves to both sides.

KITCHEN/DINER

9' 10" x 14' 6" (3m x 4.42m)
Fitted with a modern range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, integrated oven and gas hob with cooker hood over, integrated dishwasher and space for upright fridge/freezer. Tiled splashbacks, wall light, three ceiling lights, radiator and wall mounted thermostat. Central island offering further storage, uPVC double glazed window to rear and further PVC patio doors to yard.

FIRST FLOOR LANDING

Access to bedrooms and bathroom. Central ceiling light point and loft access.



BEDROOM

10' 6" x 7' 2" (3.2m x 2.18m)
Double room with uPVC double glazed window to front, radiator, central ceiling light point and recess over stairs.

BEDROOM

10' 0" x 7' 2" (3.05m x 2.18m)
Good sized single room to the rear with uPVC double glazed window, radiator and central ceiling light point.

BATHROOM

6' 7" x 6' 9" (2.01m x 2.06m)
Fitted with a modern three piece suite comprising of panelled bath with mixer tap, mixer shower and screen, vanity unit housing low level, concealed cistern, dual flush WC and wash hand basin with mixer tap and cupboard under. Fully tiled, central ceiling light point and extractor. Opaque uPVC double glazed window to rear.

EXTERIOR

To the rear is a fully enclosed yard with access to the rear service lane and two stone built outbuildings for storage.

