

FREEHOLD



# 151 MILL LANE, WALNEY, BARROW-IN-FURNESS, LA14 3ND

## £280,000

### FEATURES

Family Sized Semi-Detached

Modern Build Circa 2000

Gas CH System & uPVC DG

Requires Some Updating  
Porch, Hallway, Living Room

Kitchen/Dining Room,  
Utility Room

Four Bedrooms

En-Suite Plus House Bathroom

Large Integral Garage.  
Ample Parking

Garden To Rear



2



1



4



Garage,  
Off Road  
Parking



A Spacious Family Home with Golf Course & Distant Sea Views. If you are looking for a home offering generous internal and external space, together with a convenient location close to local schools, shops, the golf course and the beautiful coastline, this property could be ideally suited to family living. Situated on Walney Island, the property enjoys a fantastic setting for those who appreciate the combination of everyday convenience and the great outdoors. With the local golf course nearby and picturesque coastal walks close at hand, there are plenty of opportunities to enjoy the surrounding area. The spacious accommodation is arranged over two floors and offers excellent potential for buyers looking to put their own stamp on a property.

#### ENTRANCE PORCH

Entrance door. Door to:

#### HALLWAY

Doors to living room, kitchen and bedroom.

Staircase to first floor.

#### LOUNGE

*12' 8" x 17' 8" (3.86m x 5.38m)*

Well-presented living room with a uPVC double-glazed window to the front aspect, allowing plenty of natural light. Featuring an electric fire with attractive feature surround, modern contemporary decor and a radiator.

#### KITCHEN/DINING ROOM

*11' 8" x 17' 8" (3.56m x 5.38m)*

Fitted kitchen and dining area with cream-fronted wall and base units, contrasting wood-effect work surfaces and ample storage and preparation space. Features a built-in double oven, gas hob, sink and drainer, space for additional appliances and a breakfast bar/island-style work surface. Ample window provides plenty of natural light, with wood-effect flooring throughout. uPVC French-style doors lead to the rear garden. Door to:

#### UTILITY ROOM

*11' 8" x 5' 6" (3.56m x 1.68m)*

External uPVC door with matching side pane, base unit with worktop and integral door to garage.

#### BEDROOM

*10' 9" x 7' 10" (3.28m x 2.39m)*

uPVC double-glazed window to the side aspect, providing plenty of natural light, with a radiator.

#### STORE

*6' 7" x 5' 6" (2.01m x 1.68m)*

Former shower room, offering a useful additional space with potential for a variety of uses.

#### LANDING

uPVC double-glazed window to the side aspect providing natural light. Doors to three bedrooms and bathroom, with en-suite facility to bedroom two. Useful storage cupboard.

#### BEDROOM

*12' 9" x 17' 7" (3.89m x 5.36m)*

Radiator, useful cupboard/closet and uPVC French-style double-glazed double doors to:

#### BALCONY

A private balcony accessed from the bedroom, providing a pleasant outdoor space to relax and enjoy some fine views towards Black Combe.

#### BEDROOM

*11' 9" x 15' 10" (3.58m x 4.83m)*

uPVC double-glazed window to the rear aspect, allowing plenty of natural light, with a radiator. Door to:

#### EN-SUITE

En-suite to the bedroom, with a uPVC double-glazed window to the side aspect and a three-piece suite comprising WC, wash basin and shower cubicle.

#### BEDROOM

*18' 3" x 11' 8" (5.56m x 3.56m)*

Dual-aspect uPVC double-glazed windows to the front and rear aspects provide plenty of natural light and pleasant outlooks, with two radiators.

## BATHROOM

0" x 0' 0" (0m x 0m)

uPVC double-glazed window to the side aspect, providing plenty of natural light, with a modern three-piece suite comprising bath, WC and wash basin.

## EXTERIOR

Benefits from ample off-road parking to the front, with access to the front entrance door and garage, while to the rear is a low-maintenance garden. An internal viewing is highly recommended to fully appreciate the space on offer.

## Garage

Wirth roller door, light and power. Wall mounted combination boiler.



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#### GENERAL INFORMATION

TENURE: Freehold

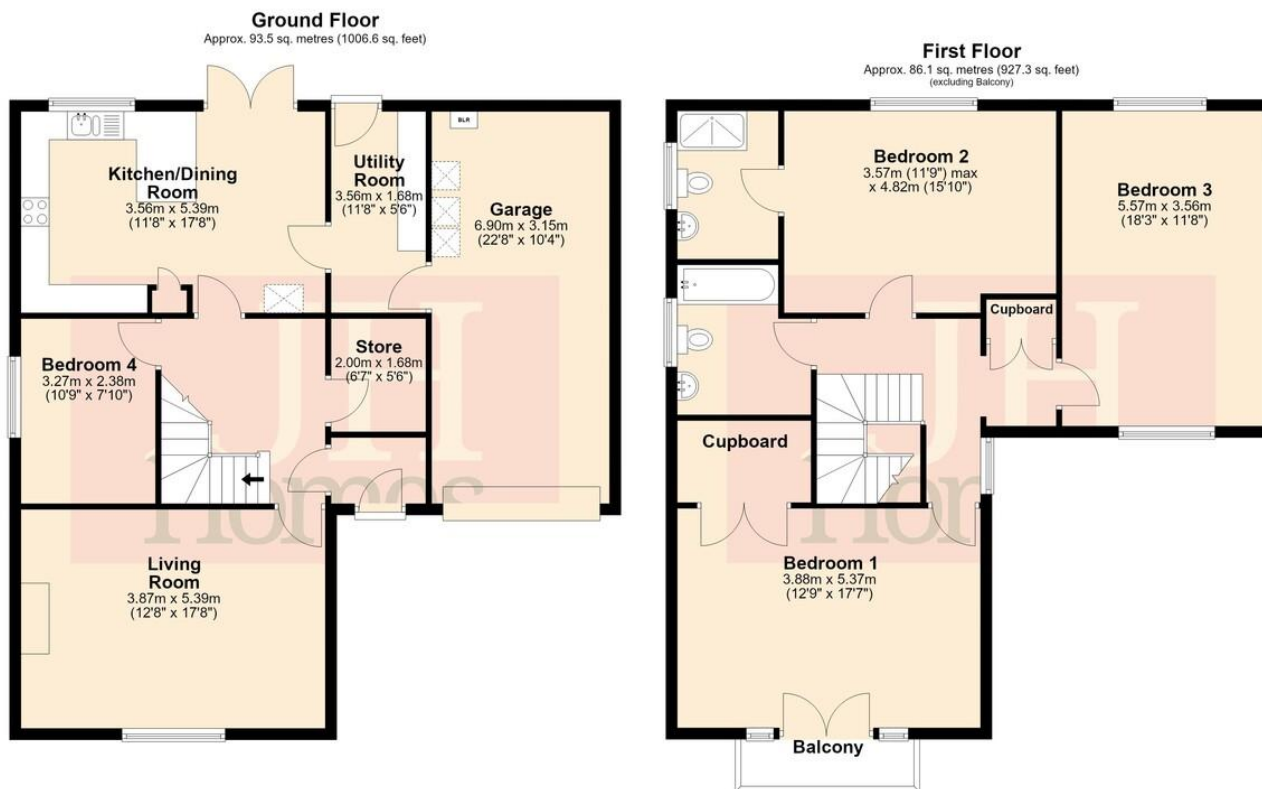
COUNCIL TAX: D

LOCAL AUTHORITY: Barrow in Furness Borough Council

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

#### DIRECTIONS:

From the Jubilee Bridge continue turn right at the traffic lights onto The Promenade and after a short while left turn into Mill Lane. Continue up the hill where the property can be found on your left-hand side. The property can be found by using the following "What Three Words"  
<https://w3w.co/pillow.space.safety>



Total area: approx. 179.7 sq. metres (1933.8 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 77 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.

