

FREEHOLD



# 6 JASON STREET, WALNEY, BARROW-IN-FURNESS, LA14 3EJ

## £150,000

### FEATURES

- Well Presented Mid Terrace
- Highly Popular Location
- Two Bathrooms - Rare Purchase
- Gas CH System & uPVC DG
- Lounge & Dining Room
- Modern Kitchen, Utility Area & Shower Room
- Two Double Bedrooms & Bathroom
- Close To Shops & Schools
- Walking Distance To Biggar Bank
- No-Chain Involved



This well-presented and extended traditional two-bedroom mid-terraced home offers spacious and versatile accommodation in the highly sought-after area of Walney Island. The ground floor comprises of an entrance vestibule leading into a welcoming lounge featuring a coal-effect fire front with decorative surround, creating a warm and inviting living space. From here there is access to the full-width dining room, ideal for both everyday living and entertaining. To the rear of the property is a fitted kitchen complete with gas hob and electric oven, along with a rear vestibule providing access to a convenient ground floor shower room. The first floor offers two well-proportioned bedrooms, including a generous full-width principal bedroom, along with a family bathroom. Additional benefits include gas central heating system, double glazing throughout, tasteful contemporary décor with modern lighting, and an enclosed rear yard. The property combines traditional character with modern comforts and would make an ideal home for a range of buyers. It is conveniently located within walking distance of local shops, schools, and bus routes, and is just a five-minute walk from Biggar Bank and the seafront. Early internal viewing is highly recommended.

Accessed through a PVC door into:

#### ENTRANCE VESTIBULE

Entrance door and stairs to first floor. Door to:

#### LOUNGE

*11' 1" x 13' 7" (3.38m x 4.14m) max*

Coal effect fire front with stone effect surround, uPVC double glazed window to the front, radiator and modern contemporary décor with original style cornicing, picture rail and dado rail. Door to:

#### DINING ROOM

*12' 2" x 16' 10" (3.71m x 5.13m)*

UPVC double glazed window to the rear, fire front with feature surround, radiator and space for a dining table. Benefits from borrowed light from the lounge and an understairs cupboard. Door to:

#### KITCHEN

*9' 9" x 7' 3" (2.97m x 2.21m)*

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to the side,

gas hob, electric oven, plumbing for a washing machine and space for a dryer.

Open to:

#### UTILITY AREA

*6' 8" x 7' 3" (2.03m x 2.21m)*

Has units to match the kitchen, space for fridge/freezer, cupboard housing combination boiler for heating and hot water system and external door to rear yard. Door to:

#### SHOWER ROOM

Modern three-piece suite comprising of shower cubicle, WC and wash hand basin.

Heated towel rail and uPVC double glazed window to the side.

### FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

### BEDROOM

*11' 3" x 16' 10" (3.43m x 5.13m) max*

UPVC double glazed window to the front, tasteful décor and radiator.

### BEDROOM

*12' 2" x 9' 2" (3.71m x 2.79m)*

Radiator, alcove cupboard and uPVC double glazed window to rear.

### BATHROOM

UPVC double glazed window to the rear.

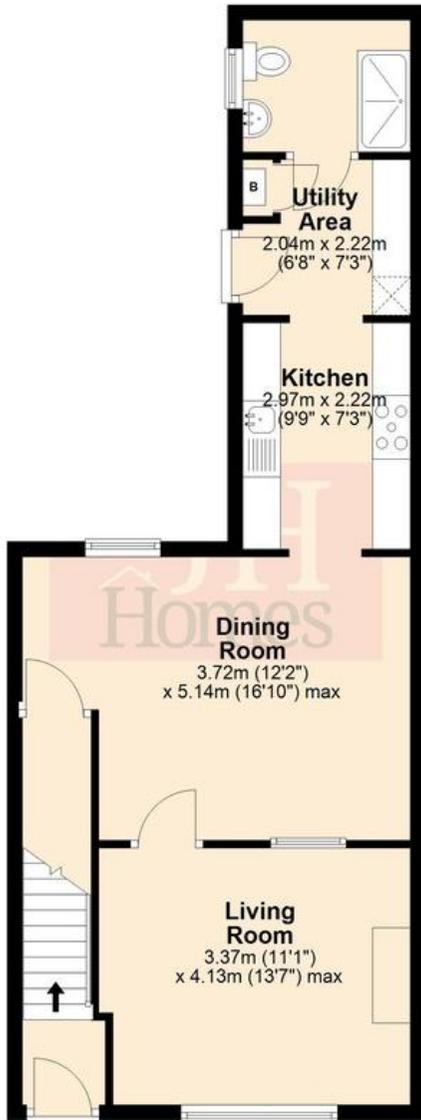
### EXTERIOR

Enclosed yard to the rear with access to rear service lane.



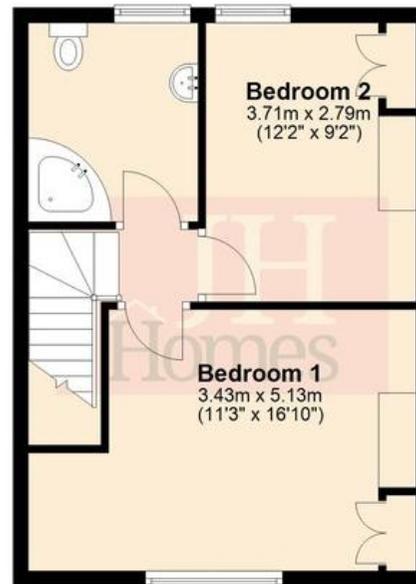
## Ground Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 92.5 sq. metres (995.7 sq. feet)

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### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

### DIRECTIONS:

From Jubilee Bridge enter Walney, turn left at the traffic lights onto The Promenade, continue up the hill, past The King Alfred and into Ocean Road. Turn left into Mikasa Street and take your third right into Jason Street.

The property can also be found by using the following "What Three Words":

<https://w3w.co/offers.teach.they>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 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.

