

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.

#### DIRECTIONS

From Jubilee Bridge enter Walney turning left at the traffic lights onto The Promenade, continuing up the hill, past The King Alfred and into Ocean Road.

The property can also be found by using the following "What Three Words": <https://w3w.co/drop.tests.rinse>

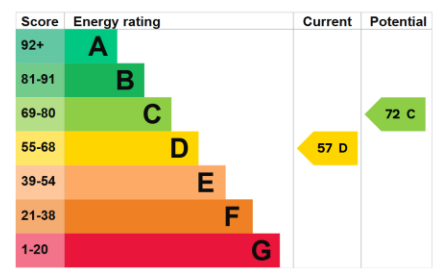
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.



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GARAGE

58 Ocean Road, Walney, Barrow-in-Furness,  
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Well-presented traditional forecourted three-bedroom mid terraced home with garage to rear in a highly popular location on Walney Island. The accommodation briefly comprises of entrance porch leading to vestibule, a welcoming lounge with feature gas fire and wood laminate flooring flowing into the dining room, also with a gas fire, fitted kitchen with gas hob and electric oven and shower room to the ground floor. To the first floor are three well-proportioned bedrooms including full width bedroom one. Further benefits include gas central heating system, double glazing, tasteful contemporary décor with modern lighting, gated forecourt to front, timber decked enclosed yard with access to garage, complete with electric roller door. This combines traditional charm with modern living and would make an ideal home for a variety of purchasers. Within walking distance to local shops, schools, bus routes and Biggar Bank. Early internal inspection strongly advised.



Accessed through

**PORCH**

Entrance door and door to:

**VESTIBULE**

Original style tiled flooring, stairs to first floor and door to:

**LOUNGE**

14' 1" x 13' 1" (4.29m x 3.99m)  
Coal effect living flame gas fire with marble effect back and plinth and oak stained surround. Modern contemporary décor with original style cornicing and wood laminate flooring. UPVC double glazed window to front and radiator. Glass panelled door to:

**DINING ROOM**

12' 2" x 16' 5" (3.71m x 5m)  
Wall mounted gas fire with back boiler, space for dining table and wood laminate flooring. Radiator, understairs cupboard and uPVC double glazed window to rear. Glass panelled door to:

**KITCHEN**

9' 11" x 7' 9" (3.02m x 2.36m)  
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink and mixer tap (again this will be specific to the property) and splash back tiling. UPVC double glazed window to side, gas hob, extractor fan and electric oven. Space for fridge/freezer, plumbing for washing machine, tiled flooring, radiator. Door to:

**SHOWER ROOM**

Two uPVC frosted glazed windows to side and rear, modern three piece suite comprising of WC, wash hand vanity basin and shower cubicle. Cladding to walls and radiator.

**FIRST FLOOR LANDING**

Doors to bedrooms.



**BEDROOM**

11' 2" x 16' 4" (3.4m x 4.98m)  
UPVC double glazed window to the front and radiator.

**BEDROOM**

12' 2" x 7' 10" (3.71m x 2.39m)  
UPVC double glazed window to rear, airing cupboard housing hot water tank and radiator.

**BEDROOM**

8' 10" x 7' 3" (2.69m x 2.21m)  
UPVC double glazed window to rear and radiator.

**EXTERIOR**

Gated low maintenance forecourt and enclosed yard to rear with decking and steps down to garage door.

**GARAGE**

15' 11" x 17' 1" (4.85m x 5.21m)  
Electric roller door to rear service lane with light and power points.

