

FREEHOLD



# 3 SILECROFT GARDENS, WALNEY, BARROW-IN-FURNESS, LA14 3SP

## £330,000

### FEATURES

- Superior Detached Bungalow
- Quiet Cul-De-Sac Location In North Scale
- Early Viewing Strongly Recommended
- Gas CH System & UPVC DG
- Hallway & Lounge
- Kitchen/Diner & uPVC Conservatory
- Three Bedrooms & Shower Room
- Low Maintenance Gardens
- Driveway & Detached Garage

Viewing Essential To Appreciate This Chain Free Property



Garage,  
Off Road  
Parking



JH  
Homes

JH  
Homes

JH  
Homes

JH  
Homes

Rare opportunity to acquire this well presented, chain free, three bedroom detached bungalow, occupying a desirable plot within a quiet cul-de-sac in the sought-after area of North Scale, Walney Island. Early viewing is highly recommended to fully appreciate the accommodation and location on offer. Ideally suited to a range of buyers, including families and those looking to downsize or retire, benefiting from a convenient and popular coastal setting which is within walking distance of local amenities, including shops, schools, bus routes and well-regarded beaches. Comprising of hallway, spacious lounge with flame-effect fire, modern kitchen/breakfast room, conservatory, three well-proportioned bedrooms and contemporary shower room completes the internal layout. Benefitting from a gas central heating system and uPVC double glazing throughout with low-maintenance gardens to the front, side and rear, along with an extensive driveway providing access to a detached garage. All in all, this is an excellent opportunity to purchase a home in a highly desirable coastal location with early inspection being strongly advised.

Accessed through a PVC door with glazed inserts into:

#### **Hallway**

Storage cupboard, radiator and access to the majority of rooms.

#### **LOUNGE**

*16' 4" x 10' 8" (4.98m x 3.25m)*

Wall mounted electric fire, radiator and uPVC double glazed windows to front.

#### **KITCHEN/DINER**

*20' 4" x 10' 11" (6.2m x 3.33m)*

Fitted with a good range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and chrome handles.

Integrated electric double oven and electric hob with cooker hood over, space for fridge freezer, space and plumbing for dishwasher and space and plumbing for washing machine. Complete with space for dining table and breakfast bar. PVC door to:

#### **CONSERVATORY**

*10' 4" x 15' 4" (3.15m x 4.67m)*

UPVC double glazed windows to four sides offering views over the garden, radiator and PVC door giving access to outside.

#### **BEDROOM**

*11' 11" x 11' 3" (3.63m x 3.43m)*

Double room with built in wardrobe, radiator, ceiling light point and uPVC double glazed window to front.

#### **BEDROOM**

*8' 11" x 8' 11" (2.72m x 2.72m)*

Double room with uPVC double glazed window to side, two built in wardrobes, ceiling light point and radiator.

#### **BEDROOM**

*10' 10" x 9' 6" (3.3m x 2.9m)*

Further double room with ceiling light point, radiator and PVC double glazed sliding patio doors to rear.

#### **SHOWER ROOM**

Fitted with a three piece suite comprising of shower cubicle, WC and vanity unit housing wash hand basin. Ceiling light point, chrome towel radiator, loft access and opaque uPVC double glazed window to rear.



## EXTERIOR

Set on a good-sized plot with off-road parking and a low maintenance front garden with an area of artificial grass to the front. Access to rear garden via both sides. The rear offers a good sized paved patio with blossom tree and access to the garage via a pedestrian door to the rear.

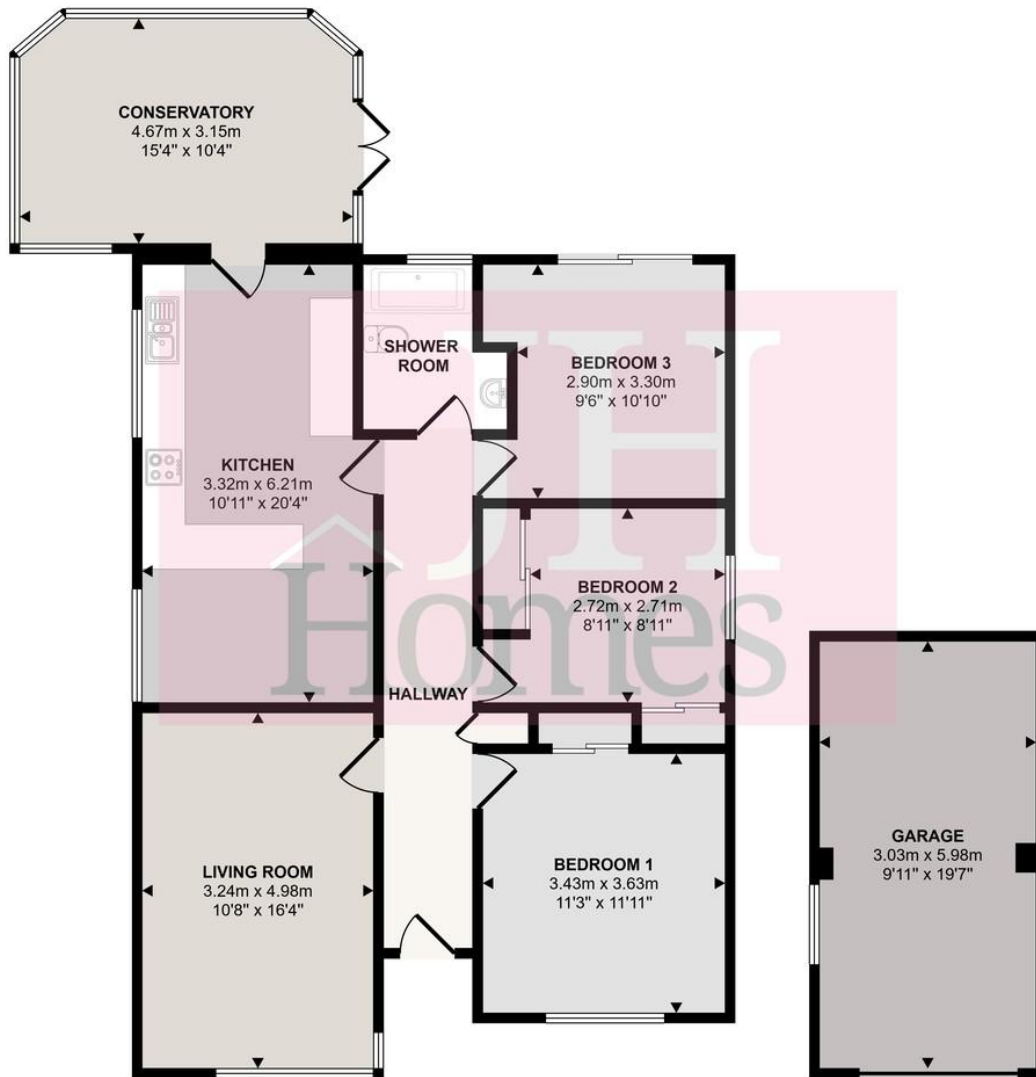
## GARAGE

19' 7" x 9' 11" (5.97m x 3.02m)

Single garage with up and over door, light and power.



Approx Gross Internal Area  
120 sq m / 1297 sq ft



Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services to include, gas, water, drainage and electric

#### DIRECTIONS:

From the Jubilee Bridge, turn right at the traffic lights onto The Promenade and follow the road into North Scale and passed The Crown pub & restaurant. From here take your second right into Combe View, left into Combe View, left into Foxfield Road and left again into Silecroft Gardens 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/movie.escape.cheek>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	71 C
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.