



**POOLE
TOWNSEND**

17 Himalaya Avenue, Walney

£185,000

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This well-presented end-terraced home offers spacious family accommodation in a convenient location close to schools, a Tesco Express, bus services, and the beach. Set slightly elevated above the road, the property benefits from enclosed gardens to the front and rear, with the front garden wrapping around the side and gated access leading to a large rear lawn. Internally, the accommodation comprises an entrance hall, lounge with bay window and feature fireplace, fitted kitchen with integrated oven, grill, gas hob, and extractor hood, plus space for laundry appliances and a fridge/freezer. A ground-floor wet room provides a shower, wash hand basin, and WC. Upstairs are three bedrooms and a modern family bathroom with a P-shaped bath and shower over. An ideal family home with excellent access to local amenities and outdoor space.

Location

What3Words///suffice.golf.valid

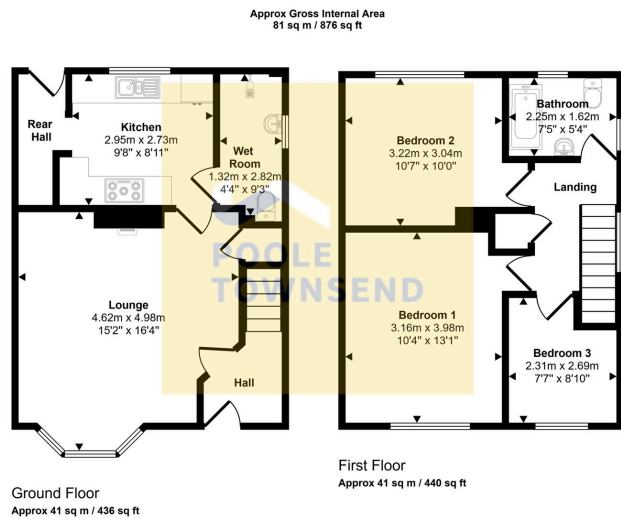
Description

Situated in a convenient residential location close to a range of everyday amenities, this well-presented end-terraced home offers spacious family accommodation within easy reach of local schools, a Tesco Express, regular bus services, and the beach. Set slightly elevated above the road, the property enjoys attractive outdoor space with an enclosed front garden that wraps around the side of the house and provides gated access to a generous rear garden.

The accommodation is entered through a welcoming entrance hall with staircase to the first floor and a door leading into the lounge. This comfortable reception room features a small bay window to the front elevation and a central fireplace, creating an attractive focal point. Beyond the lounge is the fitted kitchen, which is equipped with a range of wall and base units together with an integrated oven and grill, gas hob, and cooker hood. There is space for a washing machine and tumble dryer alongside the sink area, while a small rear hall provides additional space for an upright fridge/freezer and access to the rear garden.

A useful ground-floor wet room is accessed from the kitchen and





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.

- 3 Bed End Of Terraced
- Close To Local Amenities
- Enclosed Gardens To The Front And Rear
- An Ideal Family Home
- A Lounge With Bay Window
- Fitted Kitchen With Integrated Oven
- A Ground Floor Wet Room
- A Modern Family Bathroom
- Gated Access Leading To A Large Rear Lawn
- Upstairs Featuring Three Bedrooms



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