

FREEHOLD



# 91 DOMINION STREET, WALNEY, BARROW-IN-FURNESS, LA14 3BP

## £110,000

### FEATURES

- Superior Mid Terrace
- Highly Popular Walney Island Location
- Quality Fixtures & Fittings Throughout
- Contemporary Decor & Lighting
- Close To Shops & Schools
- Lounge & Breakfast Room
- Superb Fitted Kitchen & Bathroom
- Two Bedrooms
- Ideal For First Time Buyer
- Early Inspection Advised



This beautifully presented traditional two-bedroom mid-terraced home offers an exceptional opportunity to acquire a property that is truly ready to move straight into. Entered via a welcoming vestibule, the home opens into a stylish and inviting lounge, providing a warm and comfortable space to relax. The elegant breakfast room seamlessly connects to the contemporary fitted kitchen, complete with integrated appliances creating a sociable and practical heart to the home, perfect for modern living. A luxurious ground-floor bathroom adds a touch of indulgence, while the first floor reveals two generously proportioned bedrooms, including an impressive full-width principal bedroom that exudes space and comfort. Further enhanced by gas central heating system, double glazing and tasteful contemporary décor complemented by modern lighting throughout; this delightful home effortlessly blends traditional character with modern convenience. Situated in the ever-popular Walney Island location, the property would appeal to a wide range of purchasers and early internal inspection is strongly advised to fully appreciate all that is on offer.

Accessed through PVC door into:

### **ENTRANCE VESTIBULE**

Entrance door and door to:

### **LOUNGE**

*13' 1" x 12' 1" (3.99m x 3.68m)*

Modern contemporary décor, radiator and uPVC double glazed window to front. Door to:

### **BREAKFAST ROOM**

*9' 0" x 12' 1" (2.74m x 3.68m) max*

Base and wall units including pan drawer

and glazed unit with marble effect worktop. Four ring electric hob, extractor fan, space for fridge/freezer, breakfast bar and understairs cupboard. UPVC double glazed window to rear and wood laminate flooring flowing into:

### **KITCHEN**

*6' 10" x 6' 2" (2.08m x 1.88m)*

Fitted with a range of base, wall and drawer units with worktop over incorporating sink with drainer, mixer tap and splash back tiling. Electric oven/microwave combo, further electric

oven, plumbing for washing machine and space for dryer. Radiator, uPVC double glazed window to side, external door to rear yard and door to:

### **BATHROOM**

Modern three piece suite comprising of WC, wash hand basin and bath with shower above, plus uPVC double glazed window to side.

### **FIRST FLOOR LANDING**

Doors to both bedrooms.

## BEDROOM

9' 5" x 12' 1" (2.87m x 3.68m)

Radiator and uPVC double glazed window to front.

## BEDROOM

12' 10" x 8' 10" (3.91m x 2.69m)

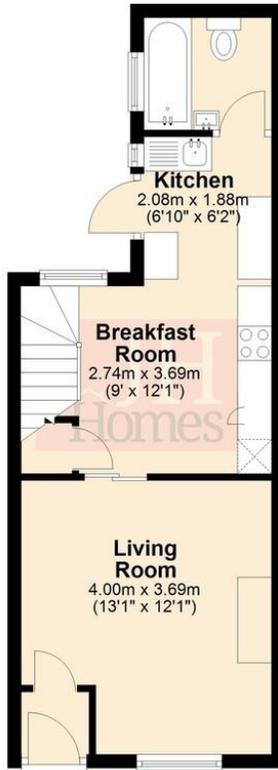
UPVC double glazed window to rear, radiator and over stairs cupboard housing combination boiler for heating and hot water system.

## EXTERIOR

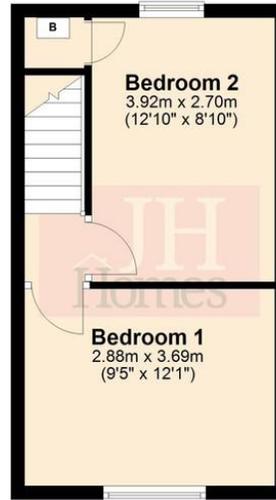
Enclosed yard to rear with access to rear service lane.



**Ground Floor**  
Approx. 32.6 sq. metres (351.0 sq. feet)



**First Floor**  
Approx. 25.4 sq. metres (273.4 sq. feet)



Total area: approx. 58.0 sq. metres (624.4 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 the Jubilee Bridge enter Walney and turn left at the traffic lights onto The Promenade. Take your first right into Natal Road, which then continues into Dominion Street.

The property can also be found by using the following "What Three Words":  
<https://w3w.co/slams.hush.falls>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 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.

