



**POOLE
TOWNSEND**

Beach Crescent, Walney, Barrow-in-furness, LA14 3YA

£210,000

3 1 1



Situated just a couple of minutes' walk from the local beach and coastal path, this semi-detached family home is offered for sale with no onward chain. Generously proportioned across two floors, the property offers an excellent opportunity for updating, modernisation or potential extension, subject to the necessary planning consents. The naturally bright accommodation includes a spacious bay-fronted lounge featuring a gas fire, creating a welcoming focal point. To the rear of the property is an open-plan kitchen/diner, providing a fantastic space for family living and entertaining, with glazed doors opening directly onto the rear garden. The ground floor also benefits from a cloakroom with WC and wash hand basin. Upstairs, the first floor comprises two well-proportioned double bedrooms, a third single bedroom, and a three-piece family bathroom. Externally, the property enjoys varied gardens with lawn and patio areas, a useful storage outbuilding and a detached garage with vehicle access to the rear.

Directions

For Satnav users enter: LA14 3YA

For what3words app users enter: navy.logic.grit

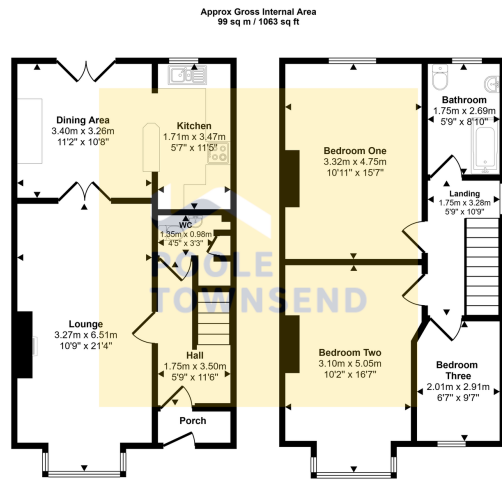
Description

Upon entering, you are greeted by a welcoming hall, that provides access to the lounge, cloakroom and stairs to the first floor.

The spacious bay-fronted lounge provides a welcoming focal point, complete with a gas fire, ideal for relaxing evenings. To the rear, the open-plan kitchen/diner offers a versatile space perfect for family living and entertaining, featuring glazed doors that open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces. A convenient cloakroom with a WC and wash hand basin completes the ground floor.

Upstairs, the first floor hosts two well-proportioned double bedrooms and a third single bedroom, offering comfortable sleeping arrangements. The front facing bedroom features a box bay window with views towards Walney Channel and marsh's. A three-piece



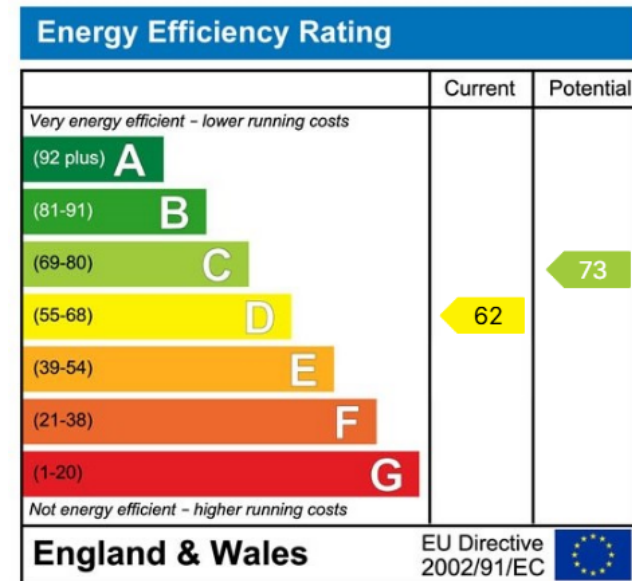


Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 50 sq m / 534 sq ft

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 Semi-Detached House
- Close To Local Amenities
- No Onward Chain
- A Detached Garage With Vehicle Access To Rear
- Spacious Bay-Fronted Lounge
- An Open Plan Kitchen/Diner
- Three-Piece Family Bathroom
- A Garden With Lawn And A Patio Area
- Property Offering A Great Opportunity To Modernise
- A Useful Storage Outbuilding



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