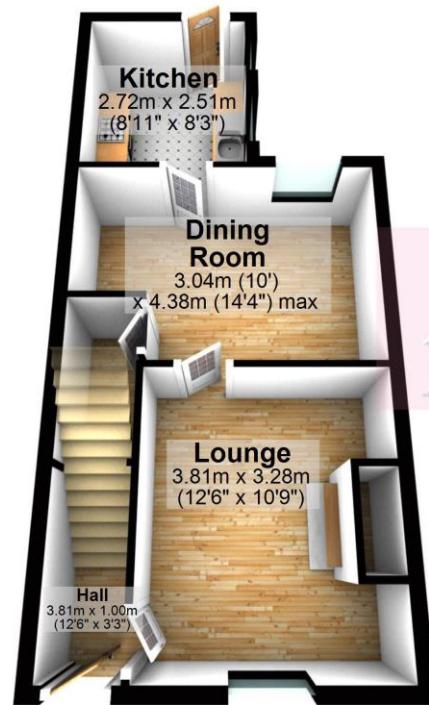


## Ground Floor



## First Floor



## DIRECTIONS

Proceeding over Jubilee Bridge heading towards Walney Island, proceed straight over on to Central Drive taking the first turning on the left onto Park Lane, take the next right onto Margate Street, first left onto Euryalus Street and first turning on the right to Dover Street. You will find the property situated on the left-hand side.

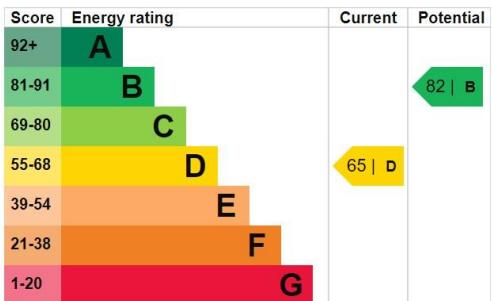
## GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: A

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: All mains services including, gas, electric, water and drainage.



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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25 Dover Street, Walney,  
Barrow-in-Furness, LA14 3LE

For more information call **01229 314049**

Centrally located within Walney Island, this nicely presented two bedroom traditional terrace conveniently laid out over two floors provides gas central heating system, double glazing and pleasant décor. The accommodation comprises of lounge, dining room, kitchen, two bedrooms and bathroom with modern three piece suite. Enclosed yard to rear with artificial grass. Situated close to local amenities including a Co-op, fish and chip take away, primary/secondary schools and golf club. Ideal for a first time buyer or investor.



Approached via pedestrian access to the front door.

#### ENTRANCE HALL

Stairs immediately ahead of you leading to the first floor and door into the lounge.

#### LOUNGE

12' 6" x 10' 9" (3.81m x 3.28m)

Providing natural light and pleasant décor which centres around a timber painted fire surround with decorative tiles to the side, open fire grate and polished hearth. To the side of the room is a storage cupboard with drawers beneath, overhead light, power points, radiator and uPVC double glazed window facing the front elevation.

#### DINING ROOM

14' 4" x 10' 0" (4.37m x 3.05m)

Running the full width of the property, the room can be utilised as a further reception room due to the versatility. Allowing ample space for a dining table with access to the kitchen. Well presented with light, power points, radiator and uPVC double glazed window to the side elevation.

#### KITCHEN

8' 11" x 8' 3" (2.72m x 2.51m)

Fitted with a range of painted base, wall and drawer units with contrasting wooden style working surface over, complimented with mosaic wall tiling and incorporating one and a half bowl sink unit with side drainer. Free standing cooker range with extractor hood over, recess space and plumbing for washing machine and upright fridge/freezer. Dual double glazed windows to the side elevation and external door leading to the enclosed yard.



#### BEDROOM

14' 5" x 12' 5" (4.39m x 3.78m)

Extending the full width of the property and providing spacious double proportions, ideal for bedroom furniture. Light, power points, radiator and window facing the front elevation.

#### BEDROOM

10' 0" x 7' 2" (3.05m x 2.18m)

Single room but could also be utilised as a home office. UPVC double glazed window to the rear elevation, light, power points and radiator.



#### BATHROOM

6' 8" x 6' 10" (2.03m x 2.08m)

Fitted with a three piece suite in white comprising of, bath with wall mounted shower attachment over, WC and wash hand basin inset to a useful vanity unit. Wall mounted, heated towel rail and uPVC double glazed window to the rear elevation.

#### EXTERIOR

Fully enclosed yard to the rear with artificial grass.

