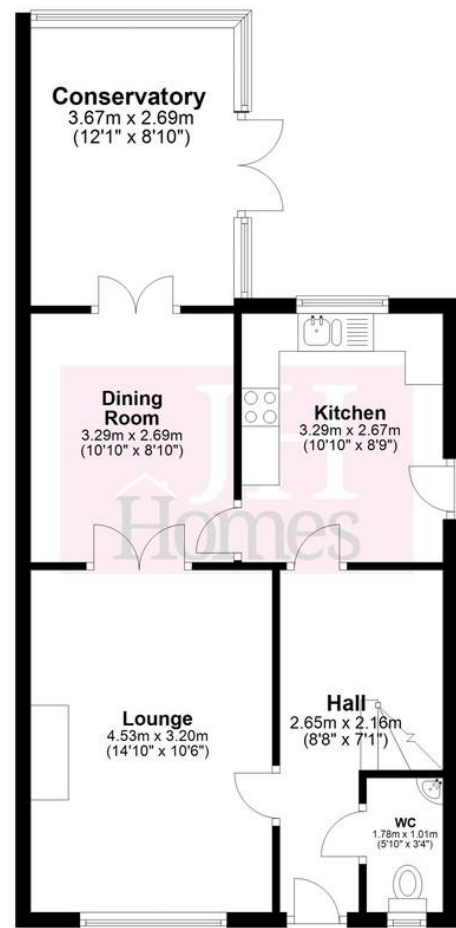
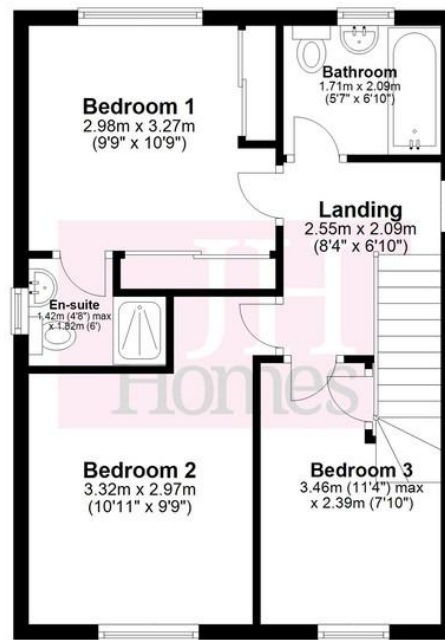


## Ground Floor



## First Floor



### DIRECTIONS

Follow the signs to the A590 at the roundabout take the first exit onto Park Road, at the roundabout take the second exit onto Park Road, take the second exit onto Abbey Road, at the roundabout take the second exit and stay on Abbey Road, at the roundabout take the third exit onto Hinpole Road, at the next roundabout take the first exit onto North Road, at the roundabout take the third exit onto Bridge Approach, turn right onto Promenade. Continue along Promenade until it turns into N Scale then taking your second right onto Leighton Drive. Follow the road round until it turns into Chapel Field where the property can be found on the left after taking your first right.

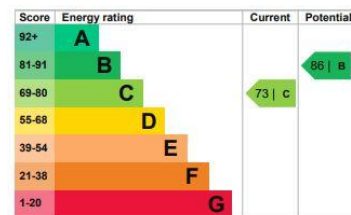
### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: C

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Main services are gas, electricity and water with drainage to the main sewer



### 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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Lovely, detached family home situated in this popular cul-de-sac location at North scale Walney. The property has been occupied by the current family for a number of years and offers well cared for an extremely well-presented accommodation perfect for the family buyer. Comprising of entrance hall, WC, sitting room, dining room, conservatory, kitchen, three bedrooms - master with en-suite and family bathroom. Brick set driveway offering ample off-road parking and a most attractive, sunny, landscape rear garden featuring a Scandinavian BBQ Hut (by separate negotiation). Excellent location with an outlook towards the channel, early inspection of this lovely home is highly recommended.



Accessed through a Oak shaded uPVC double-glazed door with feature leaded and patterned glass pane opening into:

**ENTRANCE HALL**

Spacious entrance hall with light grain wood effect laminate flooring, wood-stained architraves, skirting boards and feature staircase to the side leading to the first floor. Internal doors provide access to sitting room, kitchen and ground floor cloakroom/WC.

**CLOAKROOM/WC**

UPVC double glazed window, WC with push button cistern and corner mounted wash hand basin with tiled splashback and chrome ladder style towel radiator.

**LOUNGE**

14' 10" x 10' 6" (4.52m x 3.2m)  
Attractive central feature fireplace with white fire surround, white marble hearth, stainless steel inset and pebble glow living flame gas fire. Light wood grain laminate flooring, coving, wood-stained skirting boards and architraves. Set of the half-glazed feature double doors open to the adjacent dining room. UPVC double glazed feature window to the front elevation looking down the garden and driveway with views to the Channel beyond.

**DINING ROOM**

10' 10" x 8' 10" (3.3m x 2.69m)  
Continuation of the flooring from the sitting room, radiator and set of PVC double glazed French doors connecting to the conservatory. Further connecting door to kitchen.

**CONSERVATORY**

12' 1" x 8' 10" (3.68m x 2.69m)  
Glazed to two sides with polycarbonate pitched roof featuring a fixed ceiling light and fan. Wood grain laminate flooring, radiator, power sockets and TV point. Fitted blinds and the set of French doors opening to the patio and garden.

**KITCHEN**

10' 10" x 8' 9" (3.3m x 2.67m)  
Fitted with a range of base, wall and drawer units with patterned work surfacing and tiling to the up stands. Inset stainless-steel one and a half bowl sink unit with mixer tap. Space for freestanding American style fridge freezer, recess and plumbing for washing machine. Integrated gas hob with extracting cooker hood over and low-level oven. Tile effect finish to floor, door to a useful under stairs storage area and half-glazed uPVC door opens to the side of the property. UPVC feature double glazed window to the rear offering a lovely aspect to the rear garden.

**FIRST FLOOR LANDING**

Staircase to first floor with wood-stained handrail, newel post and spindles. UPVC double glazed windows, integrated smoke alarms and doors to bedrooms and bathroom.

**MASTER BEDROOM**

9' 9" x 10' 9" (2.97m x 3.28m)  
Double room with two sets of mirrored fronted sliding door wardrobes offering excellent storage space. UPVC double glazed window to the rear offering a lovely aspect down to the rear garden and beyond the neighbouring properties with glimpses of the channel and Lakeland Hills beyond. Connecting door to:

**ENSUITE**

4' 8" x 6' 0" (1.42m x 1.83m) widest points  
Fitted with a three piece suite in white comprising of shower cubicle with thermostatic shower, pedestal wash basin with mixer tap and WC with push button flush. Tiled splashbacks, chrome ladder style radiator and modern panelling to the ceiling with fitted light and extractor fan. UPVC double -glazed glass window.



**BEDROOM**

10' 11" x 9' 9" (3.33m x 2.97m)  
UPVC double glazed feature window to the front elevation offering a great aspect down the garden and driveway over the channel towards Barrow beyond. Further double room with radiator, power and light. Access to loft with drop down ladder.

**BEDROOM**

11' 4" x 7' 10" (3.45m x 2.39m) widest points  
Excellent single room with radiator, power and light. Cupboard over the stairwell that houses the gas boiler for the heating and hot water systems and uPVC double glazed feature window to the front.

**BATHROOM**

5' 7" x 6' 10" (1.7m x 2.08m)  
Fitted with a modern three-piece suite in white comprising of bath with thermostatic shower over, glazed shower screen and mixer tap, pedestal wash basin with mixer tap and WC with push button flush. White ladder style towel radiator, complimentary tiling to splash backs, ducted extraction and tiled effect vinyl cushion floor. UPVC feature double glazed window to the rear with patterned glass pane.

**EXTERIOR**

To the front of the property is a brick set driveway offering ample parking, grass garden area with mature bushes to the side and access to either side of the property leading to the rear. Useful storage shed to both sides.

The rear garden is actively landscaped with a lower flagged patio with steps up to a deck with pebbled borders stocked with a variety of shrubs and bushes leading to an upper decked seating area. From the seating area there is access to a Scandinavian feature wooden garden room with central barbecue and bench seating around it that has electric light and power - available by separate negotiation if wanted. The rear garden is enclosed and fenced has sunny aspects particularly to the afternoon and evening and is an excellent feature of this lovely family home.

