



Total area: approx. 73.6 sq. metres (792.2 sq. feet)

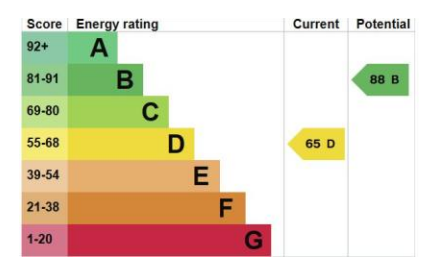
**DIRECTIONS**

Proceeding over Jubilee Bridge onto Walney Island, bear left at the traffic lights and follow the promenade round into Ocean Road. Continue along here passing the schools and shortly afterwards the Tesco Express store. As you progress down the hill, turn right at the crossroad junction into Black Butts Lane. Proceed along here and take the fourth turning on the left (ignore the first turning for Shearwater Crescent). As you enter Shearwater Crescent, you will see the property shortly on your right before Mallard Drive junction.

The property can be found by using the following approximate "What Three Words"  
<https://what3words.com//party.seated.shirt>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: B  
 LOCAL AUTHORITY: Westmorland & Furness 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.




- 1
- 2
- 1
- PARKING

**79 Shearwater Crescent, Walney,  
 Barrow-in-Furness, Cumbria, LA14 3JP**

For more information call **01229 314049**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Situated in a popular location on Walney, JH Homes are pleased to offer this two bedroom modern style semi-detached house for sale. Offering gas central heating system and double glazing whilst only a couple of minutes away from the beach and glimpses of the Irish sea from the front bedroom. Comprising of entrance vestibule, lounge, kitchen, conservatory, with two bedrooms and shower room to first floor. Parking to the front with an enclosed rear garden with sunny aspects to enjoy at the end of a busy day. Offered for sale having the benefit of no upper chain, the property will appeal to someone looking to downsize, couple or single clients.



Entered through a PVC door with glazed inserts into:

**ENTRANCE PORCH**

14' 7" x 12' 3" (4.44m x 3.73m) widest points  
Further door opening into:

**LOUNGE**

9' 3" x 12' 3" (2.82m x 3.73m)  
Naturally light lounge with pleasant décor, laminate flooring, two uPVC double glazed window facing the front and side elevations. Stairs lead to first floor, under stairs storage cupboard, overhead light and power points. Half glazed door opens directly into:

**KITCHEN**

9' 3" x 12' 3" (2.82m x 3.73m)  
Fitted with a range of high gloss white base, wall and drawer units with long brush steel effect handles, contrasting work surface over incorporating one and a half bowl sink unit with swan style mixer tap. Double glazed window looking to conservatory with a further uPVC window to side, integrated eye level Neff oven with slide and glide door, integrated microwave, four ring electric hob, recess space for fridge and washing machine with plumbing connection. UPVC door opens into:

**CONSERVATORY**

12' 3" x 15' 0" (3.73m x 4.57m)  
Situated to the rear of the house overlooking the garden. Offering versatile accommodation which could either be a further reception room or dining room. UPVC double glazed windows to rear and raised windows to side for privacy.

**FIRST FLOOR LANDING**

Access to two bedrooms, shower room and loft.



**BEDROOM**

9' 3" x 12' 3" (2.82m x 3.73m)  
Double room with pleasant view to front through the uPVC double glazed window across the neighbouring properties with glimpses towards the sea. Laminate flooring, overhead light, power points and radiator.

**BEDROOM**

8' 1" x 12' 3" (2.46m x 3.73m)  
Further double room to rear with uPVC double glazed window having an outlook over the rear garden. Overhead light, power points and radiator.

**SHOWER ROOM**

6' 2" x 5' 6" (1.88m x 1.68m)  
Stylish shower room comprising of a three piece suite to include low level, dual flush WC, wash hand basin inset to vanity unit and walk in shower with fixed shower head. Modern panelling to walls, wall mounted heated towel rail and uPVC double glazed window.

**EXTERIOR**

To the front of the property is a blocked paved parking area and further parking to side and pedestrian access to side. Rear garden has the advantage of an outbuilding which is ideal for storage as well as an enclosed garden with raised decking which is ideal to enjoy a glass of wine after a busy day.

