

Total area: approx. 117.0 sq. metres (1259.7 sq. feet)

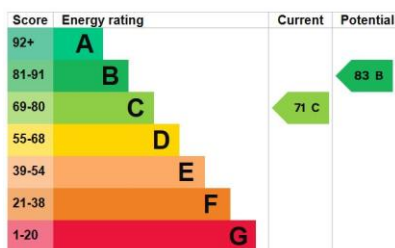
DIRECTIONS

From Barrow proceed over the bridge onto Walney. Turn right to the Promenade and pass the Ferry Hotel then take the first turn on the left into Baden Powell Street, continue up the street taking the a left onto Powerfull Street where the property can be found on the left hand side identified by our pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/models.free.thing>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas and electricity are all connected.



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.



JH Homes

£185,000



2



3



2

22 Powerfull Street, Walney,
 Barrow-in-Furness, LA14 3PJ

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

I've been to some excellent properties in the last couple of weeks but I kept having to check the price on this one. As soon as you walk in you can see that the current owners have really thought about the works that they have done, its light, its bright and by heck does it pack a punch in terms of décor and style. Keeping a number of original features including high ceilings, dado rails, cast iron radiators and ceiling roses has created a beautiful harmony between old and new. Comprising of lounge with bay window, open plan kitchen/diner/family room, utility, downstairs WC with family bathroom and three bedrooms, the master having an ensuite to the first floor. Completing this family home is a sunny rear, enclosed yard with small outbuilding. All in all, if this gem is still here in a weeks time I believe the phrase is "ill eat my hat".



Entered through a traditional wooden door with decorative glazed inserts into:

ENTRANCE HALL

Stairs to first floor with open under, dado rail, cast iron radiator, two wall lights and high level meter box. Doors into lounge and kitchen/family room.

LOUNGE

15' 6" x 12' 0" (4.72m x 3.66m) widest point
Traditional wooden, bay window to front with sliding sash, double glazed pane, cast iron radiator, exposed floorboards, high ceiling with coving, ceiling light and rose. Dado rail, two wall lights and decorative fire with hearth and wooden surround and mantle.

KITCHEN/FAMILY ROOM

22' 1" x 18' 2" (6.73m x 5.54m)
Family Area
Decorative fire with tiled inset, wooden mantle and surround, LVT flooring, two cast iron radiators and ceiling light point with rose.
Open to:
Kitchen
Fitted with a modern two tone range of base, wall and drawer units with Quartz worktop over including breakfast bar creating a divide which houses a sink with drainer grooves and swan necked mixer tap. Integrated appliances include Neff induction hob with cooker hood over, Bosch eye level oven and grill, microwave and Idesit dishwasher and 70/30 fridge/freezer. Quartz upstands, three skylights, spot lights to ceiling, cast iron radiator, space for dining table and chairs, patio doors to rear and access to utility room.

UTILITY ROOM

12' 4" x 7' 8" (3.76m x 2.34m)
Worktop with space and plumbing under for washing machine, dryer or additional freezer etc, tiled floor and radiator. Cupboard housing boiler, space for coats, uPVC double glazed window to side and glazed door to WC.

WC

Low level W, tiled floor, ceiling light point and PVC door with opaque glazed inserts to rear.

FIRST FLOOR LANDING

Access to all bedrooms and bathroom. Two wall lights, radiator and dado rail.

MASTER BEDROOM

13' 1" x 9' 11" (3.99m x 3.02m) to wardrobes
Double room with wooden double glazed window to front, dado rail, radiator and ceiling light point. Wardrobes to one wall with hanging space and cupboards over. Double doors to:

ENSUITE

5' 1" x 4' 9" (1.55m x 1.45m)
Fitted with a three piece suite comprising of shower cubide with electric shower, vanity unit housing sink with mixer tap and cupboard under and low level, dual flush WC. Wooden paneling to ceiling, tiled walls and floor, moveable spots to ceiling and extractor.



BEDROOM

12' 2" x 9' 11" (3.71m x 3.02m)
Further double room with wardrobes to one wall and corner with hanging space and cupboards above bed recess, radiator, ceiling light point and two wall lights. UPVC double glazed window to rear.

BEDROOM

8' 7" x 8' 6" (2.62m x 2.59m)
Good sized single with ceiling light point, radiator and uPVC double glazed window to rear.

BATHROOM

9' 11" x 6' 4" (3.02m x 1.93m)
Modern three piece suite comprising of panelled bath with central taps, low level, dual flush WC and pedestal wash hand basin with mixer tap. Paneling to lower level, extractor, ceiling light point, wooden double glazed window to front and borrowed light window to hallway.

EXTERIOR

Traditional frontage with gate and stone pillars. To the rear is an enclosed rear yard which we are advised has the sun all day, perfect for sitting out with small raised bed and stone built outhouse.

