



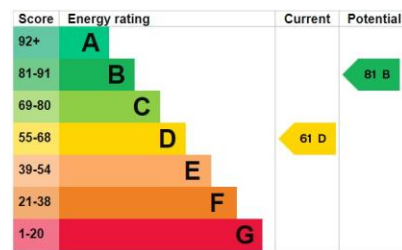
**DIRECTIONS**

Proceed from Barrow over the bridge towards Walney. Continue straight across onto Central Drive which then becomes Sandy Gap Lane where the Furness Golf Club is on the right. Continue a little further and turn first left onto Black Butts Lane. Take the second turn on the left into Snaefell View and the property can be found in the top right corner.

The property can be found by using the following "What Three Words" <https://what3words.com/economies.grew.edits>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: B  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, gas, electric, water 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.




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GARAGE & PARKING

**8 Snaefell View, Walney,**  
**Barrow-in-Furness, LA14 3JX**  
 For more information call **01229 445004**  
 2 New Market Street  
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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Beautifully presented family home situated at the head of this small private cul-de-sac of Black Butts Lane. Presented to an exceptional standard throughout and offering free flowing living accommodation that is beautifully decorated with light and attractive décor finish. Comprising of porch, hall, lounge, dining room, kitchen/diner and three bedrooms and bathroom to first floor. Gas central heating system, uPVC double glazing, off-road parking and detached garage, as well as the bonus of attractive and well-presented gardens that are a great particular feature of the property. Convenient access to local schools, Furness Golf Course, the beach and is recommended for inspection to appreciate the high level of presentation throughout. A lovely home perfect for a range of buyers and especially suited to the family purchaser.



Accessed through a PVC door with half-glazed insert.

#### PORCH

Tiled floor and inner door with patterned glass panes and matching side window into:

#### HALL

Recently and tastefully decorated hallway with staircase to the side leading to first floor, woodgrain effect LVT floor, decorative radiator cover and picture rail. Modern Oak internal doors to lounge and kitchen.

#### LOUNGE

12' 2" x 11' 5" (3.71m x 3.48m) widest points  
UPVC double glazed window to front with tilt and turn opening side window with fitted blinds, picture rail and light wood grain effect LVT flooring. Central feature fireplace with conglomerate inset and hearth and housing a living coal flame gas fire, recessed alcoves with wall light points, radiator, ceiling light point, coving to ceiling and open access to dining room.

#### DINING ROOM

10' 4" x 10' 1" (3.17m x 3.09m)  
Wood grain effect LVT flooring, coving to ceiling, set of PVC French doors with glazed inserts and fitted blinds giving access and overlooking the rear garden. Oak door to kitchen, ceiling light point and radiator.

#### KITCHEN/DINER

18' 5" x 6' 9" (5.62m x 2.08m)  
Lovely room which is both light and airy with the dining area offering space for a family sized table. Fitted with an attractive range of sage green base, wall and drawer units with wood block work surface over incorporating stainless steel sink and drainer. Tiled splashbacks, recess and gas point for cooker, recess for fridge and freezer, space and plumbing for washing machine and uPVC double glazed window overlooking the rear garden. Door to an excellent under stairs store housing the electric meters and with a small uPVC double glazed window. In all the kitchen is a lovely feature of this family home.

#### FIRST FLOOR LANDING

UPVC double glazed window with fitted blind, access to loft with the drop-down ladder. Modern Oak internal doors to bedrooms and bathroom.

#### BEDROOM

11' 8" x 10' 8" (3.57m x 3.26m)  
Double room with uPVC double glazed window with fitted blinds. Picture rail, radiator, electric light, power points and built in corner cupboard.



#### BEDROOM

10' 7" x 10' 7" (3.25m x 3.23m)  
Further double room with uPVC double glazed window to rear with fitted blind overlooking the garden. Radiator, electric light and power.

#### BEDROOM

7' 2" x 6' 9" (2.19m x 2.06m)  
Single room with picture rail, uPVC double glazed tilt and turn window with fitted blind, radiator, electric light and power.

#### BATHROOM

6' 8" x 4' 1" (2.04m x 1.27m) widest points  
Stylish modern bathroom with three piece suite in white comprising of bath with grey side panel, glazed shower screen, mixer tap and over bath shower, WC with concealed cistern in a matching grey shade with push button flush and wash hand basin with mixer tap and cupboard under with matching grey door and black fittings. Full tiling to walls and floor, inset lights to panelled ceiling and uPVC double glazed window with fitted blind. Built in airing cupboard housing hot water storage tank.

#### EXTERIOR

Shared access to a side driveway, attractive front garden area with lawn, mature shrubs and bushes. Side parking area which also gives access to garage. Access to the rear garden through a set of gates.

The South facing rear garden is beautifully presented and has a good amount of sunshine throughout the day. Mostly laid to lawn and attractive borders with a variety of established trees, shrubs and bushes.

#### GARAGE

21' 10" x 8' 6" (6.65m x 2.59m)  
Up and over door and windows to the side.

