



DIRECTIONS

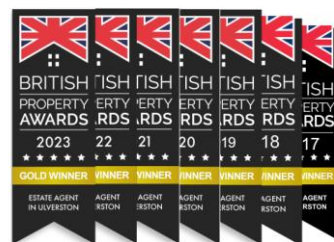
Proceeding towards Walney over the Jubilee Bridge, at the lights turn right onto Promenade with the Ferry Hotel on your left. Continue along before taking the first left onto Albert Place, keep right and then turn left onto Douglas Street, where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/tr.andy.nights.else>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains services include gas, electricity, water and drainage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

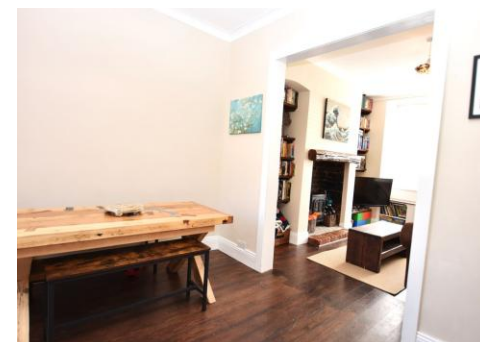


Estate Agency Act 1979

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£149,000



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**12 Douglas Street, Walney, Barrow-in-Furness,
 LA14 3QQ**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent traditional garden fronted mid terraced home situated in this popular accessible location within Walney. Offering good access to local amenities and looking towards the nearby channel from the front. Family sized accommodation comprising of hall, lounge, dining room, kitchen, ground floor bathroom with three bedrooms, the master having an ensuite to the first floor. Attractive presentation, lovely sunny forecourt garden, rear yard, gas central heating system and uPVC double glazing. Great home considered suitable to a range of buyers including the first time or family purchaser, and this lovely home will be appreciated upon inspection.



Accessed across a front forecourt garden through a traditional wooden front door with glazed upper window into:

ENTRANCE HALL

Electric meters and circuit breaker control point to high level, staircase to first floor and wooden traditional stripped door into ground floor accommodation.

LOUNGE

12' 4" x 10' 9" (3.76m x 3.28m) plus bay
Striped wood flooring, lovely central, feature fireplace with substantial wooden mantle shelf, brick and tiled hearth with space suitable for electric fire. Alcove cupboards to either side with bookshelves, double glazed window to front with fitted wooden blind and wooden window seat with storage under. Coving to ceiling, radiator and open access to dining room.

DINING ROOM

14' 6" x 10' 1" (4.42m x 3.07m)
Coving to ceiling, two ceiling light points and open access to kitchen. UPVC double glazed window to rear to yard, stripped wood flooring, radiator and an area of breakfast bar continuing into the kitchen. Traditional stripped wood door opens to under stairs store with fitted coat hooks and shelving.

KITCHEN

12' 2" x 6' 3" (3.72m x 1.93m)
Fitted with a range of base, wall and drawer units with wood block work surface with inset ceramic sink unit with mixer tap. Range cooker with matching hood over, tiled splashback, radiator, built in bin and uPVC double glazed window. Set of wooden sliding doors to rear lobby.

REAR LOBBY

Space for fridge freezer, door with glazed upper pane to yard and further traditional style sliding door to bathroom.

BATHROOM

6' 1" x 5' 5" (1.87m x 1.67m)
Three piece suite in white comprising of panelled bath with glazed shower screen, mixer tap and over bath thermostatic shower with fixed rain head and flexi track spray, wash hand basin inset to vanity unit with mixer tap, storage cupboard under and WC with push button flush. Half wood panelling to wall with chrome ladder style towel radiator, white tiling around the bath and shower area, extractor fan, ceiling light point and uPVC double glazed pattern glass window.

FIRST FLOOR LANDING

Staircase to first floor with access to bedrooms and drop down ladder to loft.



MASTER BEDROOM

12' 4" x 11' 10" (3.76m x 3.63m) inc ensuite
UPVC double glazed feature window to front with fitted blind, recessed open fronted wardrobe area with hanging rail, shelving and upper storage lockers. Built in bed head with bedside tables and electric reading lights. Radiator, strip wood flooring and an area of storage above the ensuite. Traditional style roller door to ensuite.

ENSUITE

Fitted with a three piece suite comprising glazed shower cubicle with brass effect mixer tap shower, fixed rain head and flexi-track spray, WC with push button flush and wash hand basin set to vanity unit with wood surface to side and storage shelves under. Tiled walls, inset lights to ceiling and extractor fan.

BEDROOM

10' 0" x 7' 4" (3.07m x 2.25m)
Dark wood flooring, radiator and uPVC double glazed window to rear.

BEDROOM

6' 9" x 6' 8" (2.07m x 2.04m)
Single room with coving to ceiling, radiator, wooden flooring and uPVC double glazed window.

EXTERIOR

To the front of the property is an attractive and sunny forecourt garden area with gated access and path leading to front door. Area of artificial grass, borders with mature lavender shrubs and other planting, offering a pleasant seating area with sunny elevations.
To the rear is a yard with door to service lane.

