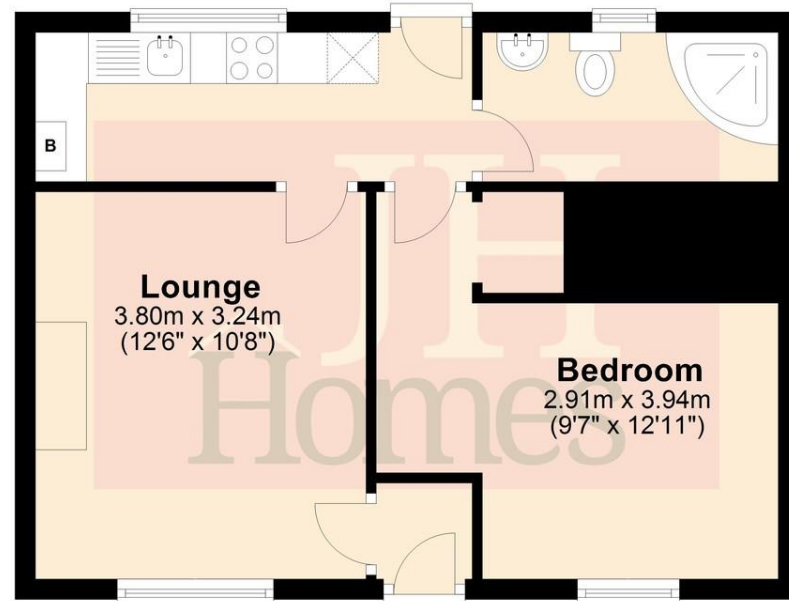


**Ground Floor**  
Approx. 38.7 sq. metres (416.4 sq. feet)



Total area: approx. 38.7 sq. metres (416.4 sq. feet)

**DIRECTIONS**

From Hollywood Park roundabout and traffic lights continue along the A590 toward Walney Island. Continue onto the Jubilee Bridge from the traffic lights, turning right onto The Promenade. Turn left into Mill Lane and take your second left into Trent Vale. Turn right into Thames Road and the flat can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/deals.soil.arts>

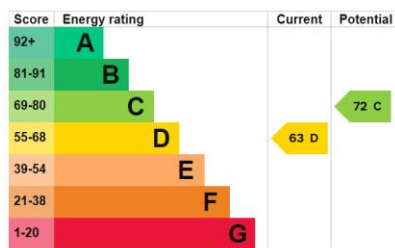
**GENERAL INFORMATION**

TENURE: Leasehold – 125 years from the 31<sup>st</sup> October 1990  
Ground Rent - £10.00  
Management Fee Payable to Westmorland & Furness Council.  
Please contact the office for further information.

COUNCIL TAX: A

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.



**£70,000**



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**7 Thames Road, Walney,  
Barrow-in-Furness, Cumbria, LA14 3LZ**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)

One bedroom ground floor apartment located on Walney Island which is close to shops, schools and regular bus route. The property does require some updating/modernisation but this has been reflected in the more than realistic asking price. Benefitting from gas central heating system, uPVC double glazing and has an enclosed garden to rear. Internally the property offers a spacious lounge with neutral decor, galley style kitchen to the rear, fitted shower room and spacious double bedroom. The property is suited to an investor, due to the quality of the finish internally and potential yield.



Accessed through a composite door with glazed inserts into:

#### **ENTRANCE VESTIBULE**

Door into:

#### **LOUNGE**

12' 5" x 10' 7" (3.80m x 3.24m)

UPVC double glazed window to front, gas fire with feature surround, wood laminate flooring, ceiling light point and radiator. Door to:

#### **KITCHEN**

14' 0" x 4' 9" (4.28m x 1.45m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap and tiled splash backs. Integrated oven and hob, space and plumbing for washing machine, space for upright fridge/freezer and wall mounted boiler for the hot water and heating system. Ceiling light point, radiator and uPVC double glazed window to rear.

External door to yard and door to shower room with further door to:

#### **BEDROOM**

9' 6" x 8' 10" (2.91m x 2.71m) UPVC double glazed window to front, storage cupboard, ceiling light point and radiator.



#### **SHOWER ROOM**

Modern three piece suite in white comprising of low level, dual flush WC, corner shower cubicle and pedestal wash hand basin. Tiled floor, ladder style heated towel rail, ceiling light point and opaque uPVC double glazed window to rear.

#### **EXTERIOR**

Steps down to front entrance door and enclosed, established garden to rear with gate to side.

