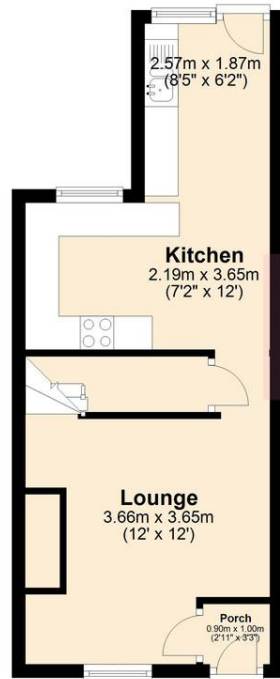


Ground Floor
Approx. 30.1 sq. metres (324.4 sq. feet)



First Floor
Approx. 29.9 sq. metres (322.0 sq. feet)



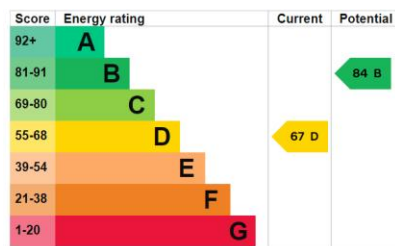
Total area: approx. 60.0 sq. metres (646.3 sq. feet)

DIRECTIONS

Leaving our office proceed to the traffic lights on Queen Street. Turn right onto the A590 heading towards Dalton. At Dalton roundabout take the 2nd exit and stay on A590. At the next roundabout take the 2nd exit and stay on the road. Take 3rd exit onto Park Road. Follow this road at Craven Park roundabout take 2nd exit onto North Road. At the next roundabout turn right onto Bridge Approach. At the traffic lights turn left and then first right onto Natal Road which turns into Dominion Street. The property can be found a short drive along on the right hand side.

GENERAL INFORMATION

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



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.



£115,000



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**108 Dominion Street, Walney,
Barrow-in-Furness, LA14 3BP**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Two bedroom mid terrace property with modern fitments throughout. Offering additional loft room, kitchen with breakfast bar, rear yard with outhouse, gas central heating system and double glazing. Situated in a popular accessible location on Walney Island, within walking distance to amenities including shops, schools and regular bus routes. Suitable for a range of buyers including the first-time purchaser, rental investor or those looking to downsize. It offers a lovely, comfortable home with attractive presentation and décor throughout.



Entered through a PVC door with opaque double glazed inserts into:

ENTRANCE PORCH

Space for coats, spot light to ceiling and door into:

LOUNGE

12' 0" x 11' 11" (3.66m x 3.63m) widest point
 Floor to ceiling media wall with light up shelving and recess for TV with socket and aerial, radiator, spot lights to ceiling and uPVC double glazed window to the front.
 Stairs to the first floor and open access to:

KITCHEN/DINER

20' 11" x 11' 11" (6.38m x 3.63m) widest point
 Fitted with a modern range of soft close, base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap, hob with extractor over, breakfast bar area and tiled splashbacks.

Integrated eye level oven and microwave, under counter fridge and freezer and space for washing machine. Under counter lighting, spot lights to ceiling and radiator. UPVC double glazed window to the rear and PVC door with glazed inserts giving access to the rear yard.

FIRST FLOOR LANDING

Spot lights and access to all rooms.

BEDROOM

12' 1" x 12' 0" (3.68m x 3.66m) widest point
 Double room with uPVC double glazed window to the front, radiator and spot lights to ceiling.

BEDROOM

7' 3" x 9' 1" (2.21m x 2.77m)
 Smaller room with uPVC double glazed window to the rear, radiator and spot lights to ceiling. Loft room access with pull down ladder.



SHOWER ROOM

8' 9" x 6' 2" (2.67m x 1.88m)

Three piece suite comprising of double shower with rain shower head and vanity unit housing dual flush, concealed cistern WC and sink with mixer tap and cupboards under. Tiled to compliment, wall mounted ladder style radiator, extractor and spot lights to ceiling. Cupboard housing boiler and opaque uPVC double glazed window to the rear.

LOFT ROOM

11' 10" x 10' 9" (3.61m x 3.28m) widest parts
 Some limited head, Velux roof light, moveable spot lights to ceiling and electric radiator.

EXTERIOR

To the rear is an enclosed yard with outbuilding and gate to service lane.

