



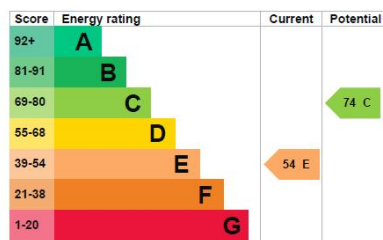
**DIRECTIONS**

From the Jubilee Bridge turn left onto The Promenade and follow the road up the hill, passed The King Alfred and round to the right into Ocean Road. Turn left at the Mikasa Street crossroads, then second right at the Hogue Street crossroads where the property can be found on your left hand side.

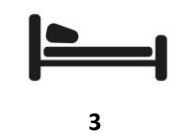
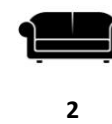
The property can be found by using the following "What Three Words" <https://w3w.co/nails.casino.fans>

**GENERAL INFORMATION**

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



**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.

**11 Hogue Street, Walney,  
 Barrow-in-Furness, LA14 3EQ**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Traditional three bedroom mid terraced home situated in this popular accessible location within Walney, offering good sized and traditional accommodation comprising of entrance vestibule, lounge, dining room, kitchen and bathroom to the ground floor with three bedrooms to the first floor. Attractively presented with a lovely sunny rear yard, gas central heating system and uPVC double glazing. Considered suitable to a range of buyers including the first time or young family purchaser this lovely home will be appreciated upon inspection. Many original style features maintained including cornicing, picture and dado rails. Close by are local shops, schools and regular bus routes all within a short walking distance as well as the hugely popular Biggar Bank and West Shore just a short drive away.



Accessed through a PVC door into:

**ENTRANCE PORCH**

Door to lounge and stairs to first floor.

**LOUNGE**

13' 0" x 11' 1" (3.98m x 3.39m)  
UPVC double glazed window to front, feature fireplace with marble effect back and plinth and Adams Style surround and radiator. Open to:

**DINING ROOM**

16' 7" x 12' 1" (5.07m x 3.69m)  
Under stairs cupboard, radiator and two uPVC double glazed windows to rear. Door to:

**KITCHEN**

9' 1" x 7' 3" (2.78m x 2.21m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap and tiled splashbacks. Integrated electric oven and gas four ring hob with cooker hood over. Space and plumbing for washing machine and space for dryer. Wall mounted combination boiler for the hot water and heating system and uPVC double glazed window to side. Open doorway to:

**INNER HALL**

Door to rear yard and bathroom. Space for fridge/freezer.

**BATHROOM**

Modern three piece suite comprising of WC, wash hand basin and bath with shower over. Cladding to walls and window to side.



**FIRST FLOOR LANDING**

Doors to three bedrooms.

**BEDROOM**

16' 7" x 11' 1" (5.07m x 3.39m) widest points  
Double room with uPVC double glazed window, walk in wardrobe over stairs and radiator.

**BEDROOM**

12' 2" x 8' 9" (3.73m x 2.69m)  
UPVC double glazed window to rear and radiator.

**BEDROOM**

8' 10" x 7' 6" (2.70m x 2.29m)  
UPVC double glazed window to rear and radiator.

**EXTERIOR**

Yard to rear with storage shed and access to service road.

