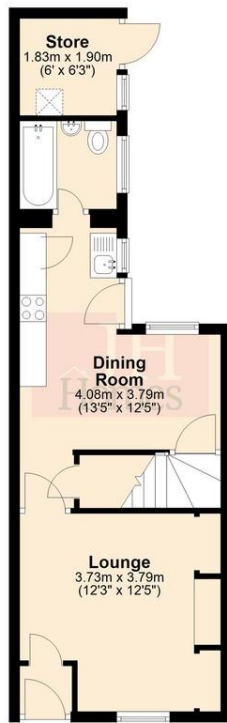
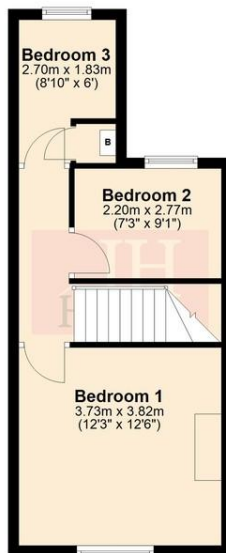


**Ground Floor**  
Approx. 41.4 sq. metres (445.8 sq. feet)



**First Floor**  
Approx. 32.6 sq. metres (351.0 sq. feet)



Total area: approx. 74.0 sq. metres (796.8 sq. feet)

**DIRECTIONS**

From the Jubilee Bridge turn left at the traffic lights onto The Promenade and take your first right into Natal Road. Continue into Dominion Street and follow the road over the hill and you will find the property on your left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/safely.farm.mice>

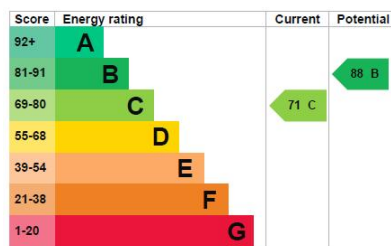
**GENERAL INFORMATION**

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.



**£115,000**



2



3



1

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

Well presented three bedroom mid terrace home situated in this popular accessible location on Walney Island, within walking distance to amenities including local shops, schools, regular bus routes and Biggar Bank. Complete with gas central heating system and uPVC double glazing, this property is suited to a range of buyers including the first-time purchaser, family buyer, rental investor or those looking to downsize. Offering a lovely, comfortable home with attractive presentation and décor throughout. Comprising of lounge with alcove and overhead storage, dining room, excellent kitchen with integral appliances, ground floor bathroom and to the first floor is full width main bedroom and two further good-sized bedrooms. Completing this excellent property is a yard to rear with store having light, power and plumbing for washing machine. Early viewing highly recommended.



Accessed through a PVC door into:

**ENTRANCE HALL**

Door to:

**LOUNGE**

12' 2" x 12' 5" (3.73m x 3.79m)  
UPVC double glazed window to front, alcove cupboards and radiator. Door with overhead storage to:

**DINING ROOM**

12' 5" x 7' 1" (3.79m x 2.17m)  
UPVC double glazed window to rear, understairs storage cupboard, radiator and door to staircase. Open to:

**KITCHEN**

7' 1" x 6' 0" (2.16m x 1.83m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated gas oven and gas, four ring hob with cooker hood over and fridge/freezer. UPVC double glazed window to side, door to yard and door to:

**BATHROOM**

Modern three piece suite comprising of bath with shower over and vanity unit housing sink with cupboards under and concealed cistern, dual flush WC. Modern panelling to walls and window to side.

**FIRST FLOOR LANDING**

Door to all bedrooms.



**BEDROOM**

12' 6" x 12' 2" (3.82m x 3.73m)  
Double room with uPVC double glazed window to front and radiator.

**BEDROOM**

9' 1" x 7' 2" (2.77m x 2.20m)  
UPVC double glazed window to rear and radiator.

**BEDROOM**

8' 10" x 6' 0" (2.70m x 1.83m)  
UPVC double glazed window to rear, radiator and cupboard housing the combination boiler for the hot water and heating system.

**EXTERIOR**

Yard to rear with outbuilding and access to service road.

**OUTBUILDING**

6' 2" x 6' 0" (1.90m x 1.83m)  
Space and plumbing for washing machine and power.

