



Total area: approx. 79.9 sq. metres (860.5 sq. feet)

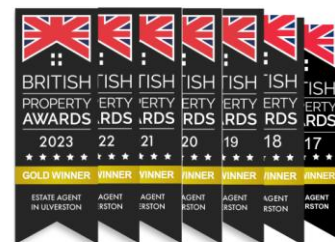
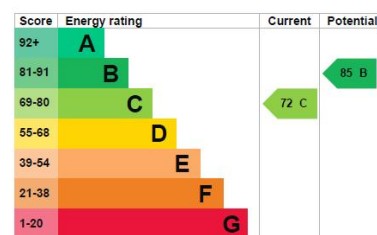
DIRECTIONS

From the Jubilee Bridge continue turn left at the traffic lights onto The Promenade and follow the road into Ocean Road. At the crossroads with Blackbutts Lane, turn left into Westminster Avenue, with the marshes to your right. Continue into Orion Terrace and then first left into Himalaya Avenue where the property can be found on your left hand side.

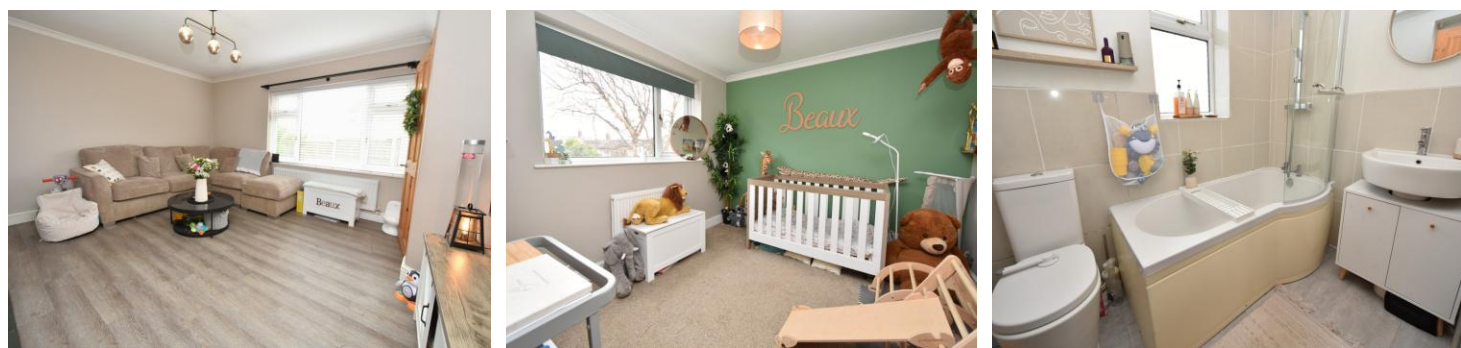
The property can be found by using the following "What Three Words" <https://w3w.co/puppy.bunny.sadly>

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.



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PARKING

30 Himalaya Avenue, Walney,
 Barrow-in-Furness, LA14 3HE

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Immaculately presented three bedroom semi-detached house set in a quiet, location on Walney Island with an attractive wrap around garden and double off-road parking. Suited to a variety of buyers including first timers, young families or someone looking to downsize, with Bigger Bank being only a walk away. Low maintenance gardens front and side and superb accommodation. Comprising of entrance hallway, lounge with modern contemporary decoration, excellent modern kitchen/diner with integral appliances and external door to the rear garden, luxury bathroom and three good-sized bedrooms. Completing the property is a gas central heating system and uPVC double glazing.



Accessed through a PVC door with glazed inserts and canopy porch cover into:

ENTRANCE HALL

Stairs to first floor and door to:

LOUNGE

15' 3" x 14' 7" (4.66m x 4.45m) widest points UPVC double glazed window to front, understairs area, radiator and door to:

KITCHEN/DINER

18' 4" x 8' 7" (5.60m x 2.64m)
Fitted with a good range of base, wall and drawer units in white with wooden worktop over incorporating sink and drainer with mixer tap. Integrated electric oven and electric hob with cooker hood over. Space and plumbing for washing machine, tiled splashbacks and radiator. Door to rear garden.

FIRST FLOOR LANDING

UPVC double glazed window to side, doors to three bedrooms and bathroom. Storage cupboard.

BEDROOM

13' 4" x 10' 3" (4.08m x 3.13m)
Double room with uPVC double glazed window and radiator.



BEDROOM

10' 7" x 10' 3" (3.25m x 3.13m)
Further double room with uPVC double glazed window and radiator.

BEDROOM

8' 10" x 7' 10" (2.70m x 2.40m)
Radiator and uPVC double glazed window.

BATHROOM

Three piece suite comprising of low level, dual flush WC, pedestal wash hand basin with mixer tap and 'P' shaped bath with shower over and screen. Tiled to wet area's and opaque uPVC double glazed window.

EXTERIOR

The property benefits from private well presented low maintenance gardens front, side and rear which will be appreciated upon recommended viewing and has off road parking.

