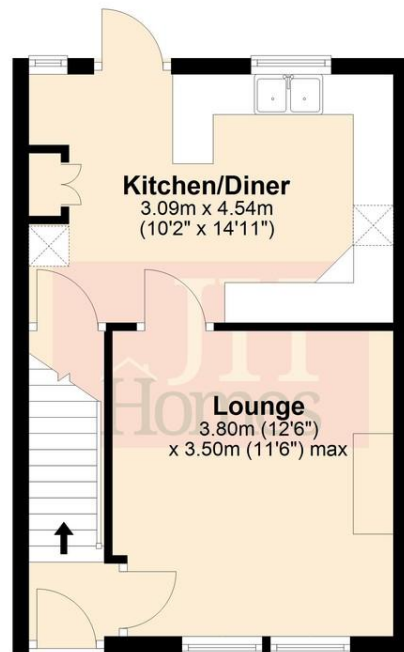


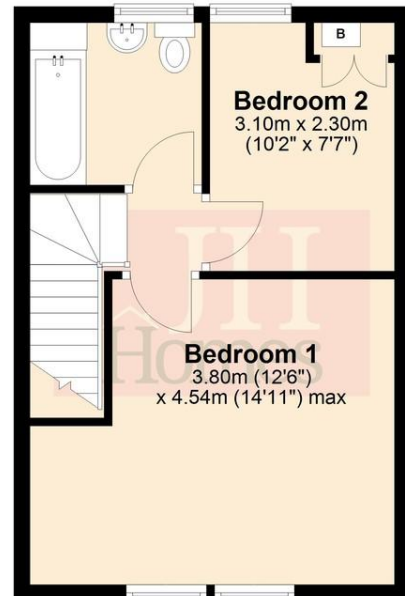
**Ground Floor**

Approx. 36.4 sq. metres (391.4 sq. feet)



**First Floor**

Approx. 31.7 sq. metres (341.5 sq. feet)



Total area: approx. 68.1 sq. metres (732.9 sq. feet)

DIRECTIONS

From the Jubilee Bridge enter Walney turning right at the traffic lights onto The Promenade. Take your second left into Albert Place, right into Doris Street and immediate left into Kitchener Street where the property can be found on your left hand side.

The property can also be found by using the following "What Three Words": <https://w3w.co/ozone.fuels.owl5>

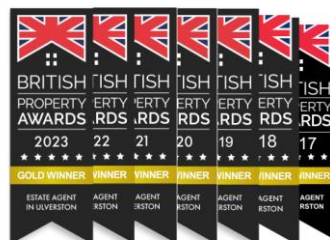
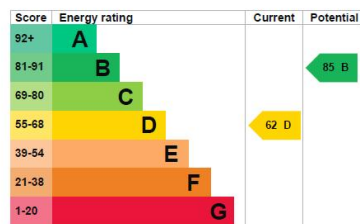
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Borough 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.



**£142,500**



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**3 Kitchener Street, Walney,  
Barrow-in-Furness, LA14 3QW**

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)

Traditional mid terraced home situated in this popular accessible location within Walney, offering immaculate and traditional style accommodation that will only be appreciated upon recommended viewing and is suitable to a variety of buyers including the investment buyer, first time buyer or those looking to downsize. Comprising of entrance vestibule, lounge with log burner original style tiled flooring flowing nicely into the kitchen/diner to the ground floor and two double bedrooms plus luxury bathroom to the first floor. Good sized timber decked yard to the rear with wood store and is attractively presented with gas central heating system and uPVC double glazing. 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. Early internal inspection strongly advised.



Accessed through a PVC door with glazed inserts into:

#### ENTRANCE VESTIBULE

Door to lounge and stairs to first floor.

#### LOUNGE

12' 5" x 11' 9" (3.80m x 3.60m)

Two uPVC double glazed sash windows to front, wood burning stove set to tiled hearth with exposed brickwork and wooden mantle over. Radiator and door to:

#### KITCHEN/DINER

14' 11" x 10' 1" (4.55m x 3.09m)

Fitted with a range of base, wall and drawer units with wooden worktops over incorporating Belfast style sink with mixer tap, chrome handles and splashback tiling. Space and point for gas cooker point, space and plumbing for washing machine, space for dryer and space for fridge/freezer.

Understairs cupboard, external PVC door to rear yard and three uPVC double glazed sash windows to rear.

#### FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

#### BEDROOM

14' 10" x 12' 5" (4.54m x 3.80m)

Double room with exposed wooden flooring, radiator and two uPVC double glazed sash windows to front.



#### BEDROOM

10' 2" x 7' 6" (3.10m x 2.30m)

UPVC double glazed window to rear, radiator and cupboard housing the combination boiler for the hot water and heating system.

#### BATHROOM

6' 8" x 6' 7" (2.04m x 2.02m)

Modern three piece suite comprising of WC, wash hand basin and bath with mixer tap and shower. Heated towel rail, exposed wooden flooring and uPVC frosted glazed sash window to rear.

#### EXTERIOR

Timber decked yard to rear with wood store and access to service road.

