

£115,000

FEATURES

Superior Mid Terrace	Lounge & Breakfast Room
Highly Popular Walney Island Location	Superb Fitted Kitchen & Bathroom
Quality Fixtures & Fittings Throughout	Two Bedrooms
Contemporary Decor & Lighting	Ideal For First Time Buyer
Close To Shops & Schools	Early Inspection Advised



This beautifully presented traditional two-bedroom mid-terraced home offers an exceptional opportunity to acquire a property that is truly ready to move straight into. Entered via a welcoming vestibule, the home opens into a stylish and inviting lounge, providing a warm and comfortable space to relax. The elegant breakfast room seamlessly connects to the contemporary fitted kitchen, complete with integrated appliances creating a sociable and practical heart to the home, perfect for modern living. A luxurious ground-floor bathroom adds a touch of indulgence, while the first floor reveals two generously proportioned bedrooms, including an impressive full-width principal bedroom that exudes space and comfort. Further enhanced by gas central heating system, double glazing and tasteful contemporary décor complemented by modern lighting throughout; this delightful home effortlessly blends traditional character with modern convenience. Situated in the ever-popular Walney Island location, the property would appeal to a wide range of purchasers and early internal inspection is strongly advised to fully appreciate all that is on offer.

Accessed through PVC door into:

and glazed unit with marble effect worktop.

oven, plumbing for washing machine and

Four ring electric hob, extractor fan, space
for fridge/freezer, breakfast bar and
understairs cupboard. UPVC double glazed
window to rear and wood laminate flooring
flowing into:

space for dryer. Radiator, uPVC double
glazed window to side, external door to rear
yard and door to:

ENTRANCE VESTIBULE

Entrance door and door to:

LOUNGE

13' 1" x 12' 1" (3.99m x 3.68m)

Modern contemporary décor, radiator and
uPVC double glazed window to front. Door
to:

KITCHEN

6' 10" x 6' 2" (2.08m x 1.88m)
Fitted with a range of base, wall and
drawer units with worktop over
incorporating sink with drainer, mixer tap
and splash back tiling. Electric
oven/microwave combo, further electric

BATHROOM

Modern three piece suite comprising of WC,
wash hand basin and bath with shower
above, plus uPVC double glazed window to
side.

BREAKFAST ROOM

9' 0" x 12' 1" (2.74m x 3.68m) max

Base and wall units including pan drawer

FIRST FLOOR LANDING

Doors to both bedrooms.

BEDROOM

9' 5" x 12' 1" (2.87m x 3.68m)

Radiator and uPVC double glazed window to front.

BEDROOM

12' 10" x 8' 10" (3.91m x 2.69m)

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

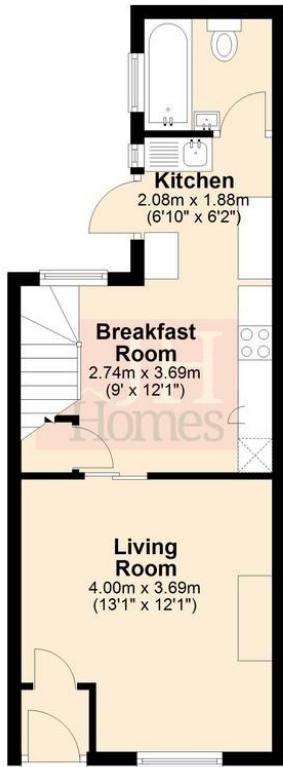
EXTERIOR

Enclosed yard to rear with access to rear service lane.



Ground Floor

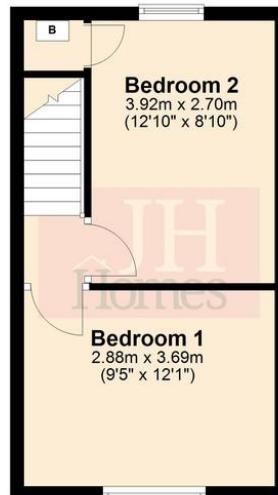
Approx. 32.6 sq. metres (351.0 sq. feet)



Total area: approx. 58.0 sq. metres (624.4 sq. feet)

First Floor

Approx. 25.4 sq. metres (273.4 sq. feet)



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

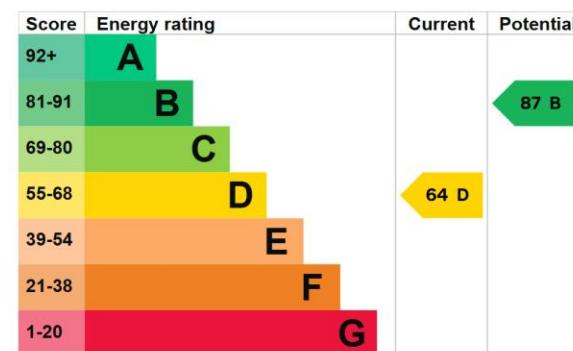
SERVICES: Mains drainage, gas, electric, water are all connected.

DIRECTIONS:

From the Jubilee Bridge enter Walney and turn left at the traffic lights onto The Promenade. Take your first right into Natal Road, which then continues into Dominion Street.

The property can also be found by using the following "What Three Words":

<https://w3w.co/slams.hush.falls>



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.