

FREEHOLD



# 19 ORONTES AVENUE, WALNEY, BARROW-IN-FURNESS, LA14 3DL

# £280,000

## FEATURES

Well Presented & Extended Semi-Detached	Kitchen/Dining Breakfast Room
Ideal Family Home Purchaser	Utility Room & Conservatory
Close To Amenities & Biggar Bank	Three Bedrooms & Bathroom
Gas CH System & uPVC DG	Super Gardens To Front & Rear
Entrance Porch, Hallway & Lounge	
Dri vieway	



This beautifully presented three-bedroom semi-detached home has been thoughtfully and substantially extended, creating an impressive family-sized kitchen/dining/breakfast room along with a bright conservatory - features that can only be fully appreciated by internal viewing. Occupying an attractive corner plot in a popular and highly accessible location on Walney Island, the property offers an excellent opportunity for a wide range of buyers. Ideally situated within walking distance of local amenities including shops, schools, regular bus routes and Biggar Bank, the home combines convenience with comfortable family living. The accommodation briefly comprises of an entrance porch leading into a welcoming hallway, cosy lounge featuring a log-effect living flame gas fire and wood-laminate flooring, a modern, well-appointed kitchen complete with integral appliances, breakfast bar, ample space for dining, and direct access to the rear garden. Further benefits include a useful utility room, uPVC conservatory and a practical workshop. To the first floor are three generously sized bedrooms, with bedroom two enjoying fitted wardrobes and pleasant glimpses towards the Irish Sea, along with a well-presented family bathroom. The property further benefits from gas central heating system, uPVC double glazing, off-road parking and a lovely enclosed rear garden designed for low maintenance. With its attractive presentation, tasteful décor throughout and versatile living space, this is a delightful home perfectly suited to families and professionals alike. Early viewing is highly recommended to avoid disappointment.

Accessed through a PVC door into:

#### **ENTRANCE PORCH**

Entrance door, windows to sides and door to:

#### **HALLWAY**

Radiator, gives access to lounge and kitchen and stairs to first floor.

#### **LOUNGE**

21' 10" x 10' 7" (6.65m x 3.23m)

UPVC double glazed window to front, gas fire with feature surround, wood laminate flooring and radiator. Door to:

#### **KITCHEN/DINING ROOM**

17' 0" x 8' 1" (5.18m x 2.46m) max

Fitted with a range of base, wall and drawer units, including pan drawers, with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to rear, electric hob, twin electric ovens, space for dining table and understairs storage. PVC French style double glazed double doors to rear garden and door to:

#### **UTILITY ROOM**

7' 3" x 8' 3" (2.21m x 2.51m)

Radiator, uPVC double glazed window to side and space for American style fridge/freezer. Door to workshop and door to:

#### **CONSERVATORY**

12' 4" x 7' 10" (3.76m x 2.39m)

Wood laminate flooring, radiator and uPVC double glazed windows to rear and side. External doors to rear garden.

#### **FIRST FLOOR LANDING**

Doors to all upper rooms and uPVC double glazed window to side.

#### **BEDROOM**

13' 2" x 9' 3" (4.01m x 2.82m)

Radiator and uPVC double glazed window to front.

## BEDROOM

8' 7" x 9' 6" (2.62m x 2.9m)

UPVC double glazed window to rear, radiator, fitted wardrobe and overhead storage.

## BEDROOM

7' 8" x 7' 2" (2.34m x 2.18m)

Storage cupboard, radiator and uPVC double glazed window to front.

## BATHROOM

Modern three-piece suite comprising of WC, wash hand basin and bath with shower above. Tiling to walls and uPVC double glazed window to rear.

## EXTERIOR

Driveway for off-road parking, access to entrance door, workshop and side aspect access to rear garden. Wall enclosed lawned garden to front and enclosed rear garden with lawn, greenhouse and patio.

## WORKSHOP

7' 3" x 8' 0" (2.21m x 2.44m)

Electric roller door and wall mounted combination boiler for heating and hot water system. Light and power points and door to utility room.



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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

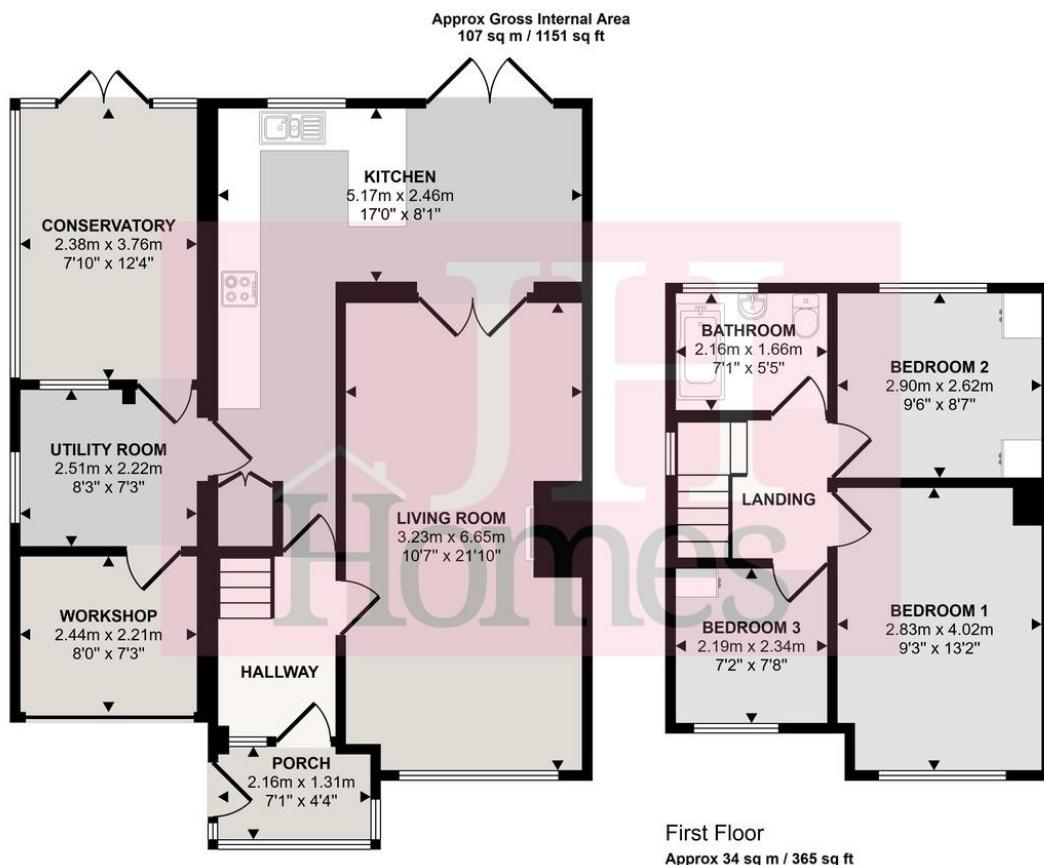
SERVICES: Mains drainage, gas, electric, water are all connected

#### DIRECTIONS:

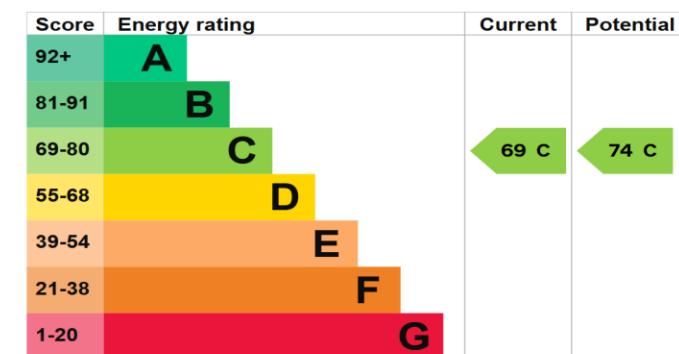
From the Jubilee Bridge turn left at the traffic lights onto The Promenade, follow the road past the King Alfred on your right and into Ocean Road. Turn right into Blackbutts Lane, take your second left into Orontes Avenue.

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

<https://w3w.co/woods.begun.agreed>



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.