ROSS Estate Agencies







Douglas Street | Barrow-in-Furness | Cumbria | LA14 3QQ

Offers In Region Of £225,000

- Excellent Family Home
- Sought After location on Walney
- 3 Large Reception Rooms
- Kitchen/Diner/Utility Room
- 3/4 Bedrooms
- Bathroom - Separate Cloaks/WC
- DG/CH - Rear Enclosed Yard
- Generous Room Sizes
- Suit A Variety Of Buyers
- Council Tax Band B





Property Description

We are delighted to bring to the market this one of a kind family home in the popular location on Walney, close to local amenities, transport links, schools, coastal beaches and local employer BAE.

The property offers excellent living accommodation with its lay-out being very unique, spacious rooms could be used as a variety of uses and high ceilings make it feel vary airy and large. The property comprises of entrance hallway giving access to 2 large reception rooms, kitchen/diner, utility room, to the first floor the stairs splits to the front/rear. To the front there are 2/3 bedrooms with a large living room, to the rear the master bedroom with family bathroom with a separate cloaks/WC. The property benefits from central heating, double glazing, rear enclosed yard with outhouse/cloaks/WC. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is on Douglas Street on Walney, just off the promenade https://what3words.com/body.stray.brand

FRONTAGE

Double glazed door to the front/side, double glazed side door to stairs leading to the first floor

ENTRANCE HALL

Door to

RECEPTION 1/MUSIC ROOM

15' 6" x 16' 5" (4.73m x 5.02m) Two x double glazed windows, feature open fireplace, coved ceiling, built-in storage cupboard with full length shelving/storage

PLAY ROOM

24' 4" x 17' 6" (7.42m x 5.34m) Double glazed door, double glazed large display windows, coved ceiling, built-in storage cupboard, stainless steel sin with taps and cooker point

LOUNGE

18' 8" x 13' 8" (5.71m x 4.19m) Double glazed bay window, built-in storage cupboard/shelving, radiator and picture rail

KITCHEN/DINER

11' 8" x 12' 2" (3.57m x 3.72m) Double glazed window, fitted high shine white wall base drawer units with worktops to compliment, inset black 1 1/2 bowl sink with mixer taps, integrated oven, microwave, 4-ring hob with extractor over, ceiling spotlights, understairs storage and door to

UTILITY ROOM

11' 5" x 12' 2" (3.50m x 3.73m) Door to front, door to the rear, plumbing for washer and stainless steel sink with taps

LANDING

With spindle balustrade, split staircase to the rear

BEDROOM 1

12' 3" x 12' 11" (3.74m x 3.96m) Double glazed window and radiator

FRONT STAIRCASE
Double glazed window, two radiators, large storage cupboard and doors to

BEDROOM 2
9' 8" x 15' 1" (2.95m x 4.60m) Double glazed windows with pleasant views

BEDROOM 3, SPLIT INTO 2 ROOMS PART 1
8' 1" x 9' 11" (2.48m x 3.03m) Large storage cupboards/vanity unit, doors to double glazed window, radiator, storage cupboard raised bed, with built-in steps, desk and ceiling spotlights

PART 2
14' 2" x 9' 11" (4.32m x 3.04m) Double glazed window, radiator, built-in double bed, storage cupboard, built-in 4 x door wardrobe with full-length storage, ceiling spotlights, built-in mezzanine with steps

CLOAKS/WC
Double glazed frosted window, low level WC, part tiled walls, panelled ceiling with spotlights

BATHROOM
Double glazed frosted window, 3-piece suite hand wash basin with mixer taps/vanity unit, panelled enclosed corner bath with taps, corner shower cubicle with shower, tiled walls, panelled ceiling with spotlights and radiator

AGENY NOTE
In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT ** This is non refundable once the AML check has been carried out























Tenure

Freehold

Council Tax Band

B

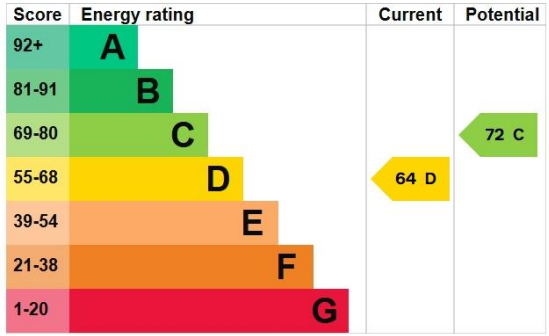
Viewing Arrangements

Strictly by appointment

Contact Details

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