

HUNTERS[®]

HERE TO GET *you* THERE



Knox Street

Walney, LA14 3PP

Offers In Excess Of £225,000



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ROOM

RECEPTION ROOM ONE

14'0"29'6" x 12'6" (4.279 x 3.81)

Spacious living room, high ceilings. Feature décor. Focal newly fitted log burner with wooden lintel. Wooden flooring, dual aspect windows, fitted blinds and access to the kitchen diner.

RECEPTION ROOM TWO

13'2" x 12'10" (4.01 x 3.91)

Spacious dual aspect living room. High ceilings. Wooden flooring. Feature décor. Newly installed log burner.

KITCHEN DINING ROOM

13'0"X 10'5" (3.96X 3.18)

Cream shaker units. Wooden worktops. Belfast sink. Brickwork tiled splash back. Gas range cooker, extractor. Neutral décor with contrasting feature wall. Inbuilt character storage. Wood style flooring and courtyard access.

BEDROOM ONE

13'2" x 43'4" (4.01 x 13.2)

Master bedroom featured décor. Large windows. Wood style flooring.

BEDROOM TWO

13'0"36'1" x 10'10" (3.9611 x 3.30)

Wooden style flooring, featured inbuilt storage, Feature décor and large windows.

BEDROOM THREE

13'0"X 10'10" (3.96X 3.30)

Double in size. pastel décor. Inbuilt storage, large windows and wooden style flooring.

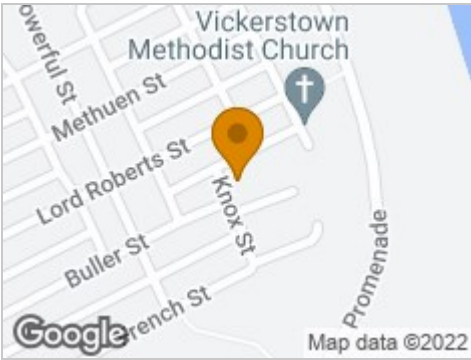
BATHROOM

7'4" x 5'9" (2.24 x 1.75)

Traditional fitted suite. Victorian free standing system W.C. Mainly tiled walls and feature moroccan flooring. Contrasting sage feature wall with traditional radiator. Bath with shower above and hand basin. Front facing window.



Road Map



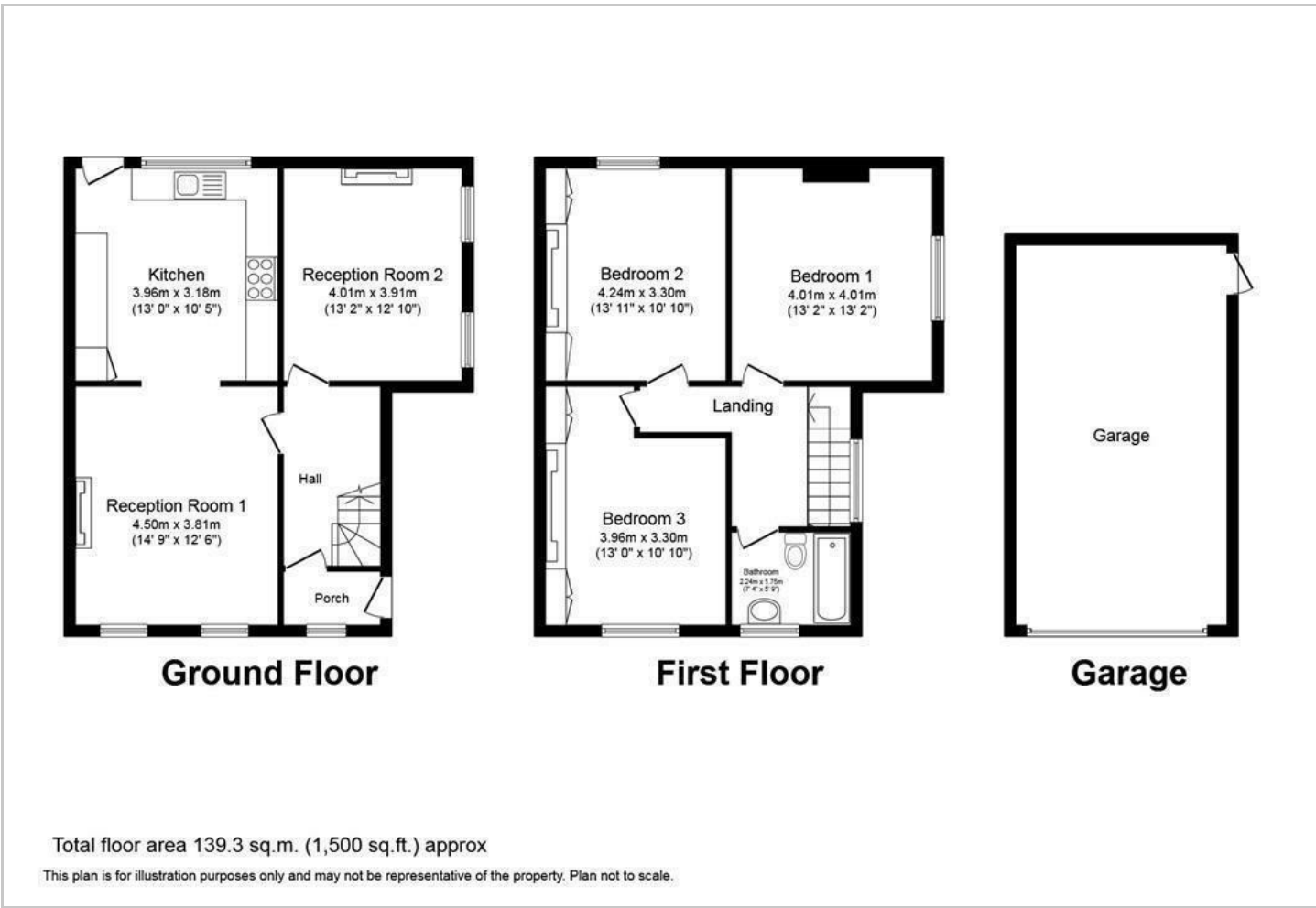
Hybrid Map



Terrain Map



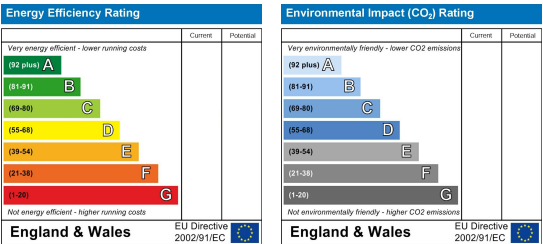
Floor Plan



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.