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INDEPENDENT SALES & LETTING AGENTS



30 Gateshead Street

Barrow-In-Furness, LA13 9TA

Offers In The Region Of £130,000

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A lovely modernised home, ideally situated close to a range of local amenities and offered for sale with no upper chain, making this an excellent opportunity for those looking to move without unnecessary delay. Beautifully presented with modern decor throughout, the property offers a fresh and welcoming feel, ready for its next owner to move straight into and enjoy. The property boasts a good sized rear yard, affectionately known as a 'yarden', offering plenty of potential for outdoor seating and entertaining. Double doors provide access from the rear, allowing for parking if required. Viewings are highly recommended.

Entering the property through the vestibule, you are welcomed into the lounge, a cosy yet well sized reception space offering plenty of room for a variety of furniture arrangements. A characterful electric log burner creates an attractive focal point, complemented by built in alcove shelving, adding both charm and practicality.

To the rear of the property, you will find the separate dining room, providing a dedicated space for family meals and entertaining, which flows nicely into the kitchen. The kitchen has been fitted with a range of modern, neutral base and wall units, incorporating a sink and hob. There is also space for a washing machine and under counter fridge freezer. A breakfast bar provides additional seating and creates a lovely connection between the two rooms, making this a practical and sociable space for everyday living. There is also a useful under stair cupboard, providing additional storage.

Ascending to the first floor, the landing provides access to two bedrooms, a separate dressing room and the bathroom. The main bedroom is a generous room, featuring a tastefully paneled forest green feature wall, while two windows allow plenty of natural light to flood the space. The second bedroom is also well proportioned and provides versatile accommodation, ideal for family members, guests or use as a home office. A particularly useful feature is the separate dressing room, conveniently positioned between the bathroom and landing. This provides additional space for clothing and storage, adding a touch of practicality. The modern family bathroom comprises a bath with an over bath shower attachment, wash basin and WC. The room has been finished with stylish grey cladding, creating a contemporary feel.

To the rear, there is a good sized, low maintenance yarden, offering plenty of space for recreation and outdoor furniture, as well as a shed for storage. Double wooden doors provide vehicular access, allowing for parking if required - a most useful feature.

Lounge
12'9" x 12'9" (3.89 x 3.91)

Dining Area
12'9" x 9'2" (3.89 x 2.81)

Kitchen
9'11" x 6'0" (3.03 x 1.83)

Bedroom One
10'3" x 12'9" (3.13 x 3.89)

Bedroom Two
9'3" x 7'9" (2.83 x 2.38)

Bathroom
9'1" x 4'6" (2.77 x 1.38)



- Superb mid terrace home
- No upper chain
- Up to date gas safety check
- Dressing room to the first floor
- Council tax band - A
- Conveniently located close to amenities
- Ready to move in to
- Open plan dining room and kitchen
- Generous rear yard with parking potential









Road Map



Terrain Map



Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.



