



## 14 Cameron Street

Barrow-In-Furness, LA14 2PY

Offers Over £85,000



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A well-presented two-bedroom terraced home situated in a convenient and well-connected location close to a wide range of local amenities. The property offers neutral décor throughout, providing a light and versatile interior that is ready for immediate occupation while also allowing scope for personalisation. Externally, there is a private rear yard, ideal for outdoor seating, low-maintenance living, or additional storage. This property represents an excellent opportunity for investors and is to be sold with the tenant in suit.

Entering the property through the front door we are welcomed into a small vestibule perfect for taking off wet coats and shoes. Along the spine of the house the hallway leads us to the first reception room, it is currently being used as a personal gym but has versatile potential to be used as a comfortable living room, study or dining room. The staircase separates the main reception rooms. The second reception room is a bigger space perfect for social gatherings, with the space under the stairs being creatively utilised for a dining table and chairs. From here, access to the kitchen boasts suitable cupboard and worktop space to meet everyday cooking needs. Through this room, we have access to the rear external yard and outhouse.

The first floor comprises two generously proportioned bedrooms and a family bathroom. Both bedrooms are neutrally decorated and fully carpeted, providing bright and versatile accommodation. The bathroom is fitted with a modern three-piece suite, including a low-level WC, wash hand basin and shower cubicle.

To the rear of the property is a private enclosed yard, ideal for outdoor seating and general storage. The yard also benefits from access to the rear street and an external outhouse.

#### Reception One

10'0" x 11'11" (3.06 x 3.64 )

#### Reception Two

13'1" x 11'11" (4.01 x 3.65 )

#### Kitchen

9'1" x 6'0" (2.79 x 1.83 )

#### Bedroom One

13'3" x 12'0" (4.04 x 3.68 )

#### Bedroom Two

9'8" x 12'3" (2.95 x 3.74 )

#### Shower Room

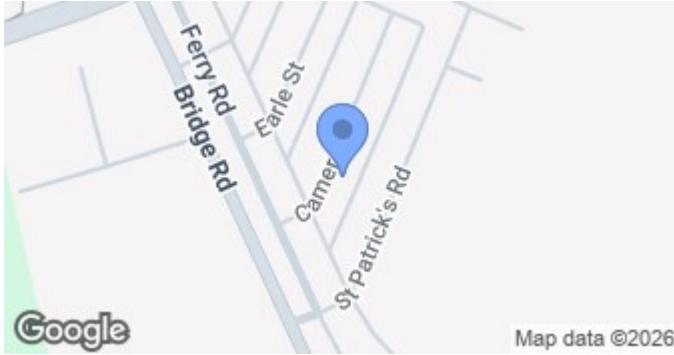
9'3" x 6'1" (2.83 x 1.87 )



- Ideal for a Range of Buyers
- Neutral Decor Throughout
  - Rear Yard
  - Gas Central Heating
- Convenient Location
- Close to Amenities
  - Double Glazing
- Council Tax Band - A

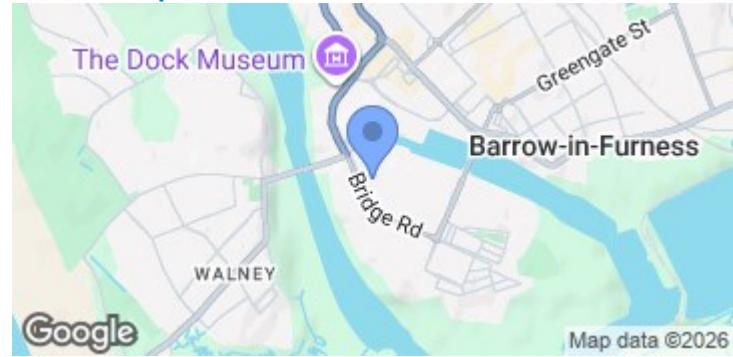


## Road Map



Map data ©2026

## Terrain Map



Map data ©2026

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, inaccuracy or omission. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. The plan is for general guidance only.

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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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	