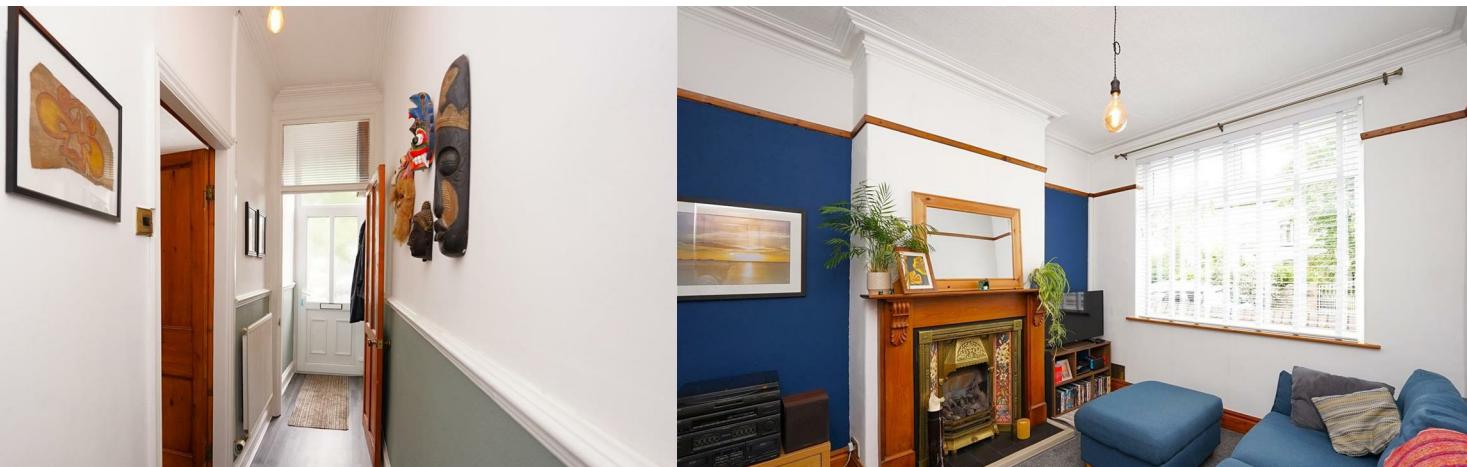




## 9 Highfield Road

Barrow-In-Furness, LA14 5NZ

Offers In The Region Of £130,000



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Barrow-In-Furness, LA14 5NZ

## Offers In The Region Of £130,000



*This delightful house offers a perfect blend of character and modern living. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned bedrooms ensure a comfortable retreat, making it an ideal home for couples, small families, or those seeking a peaceful abode. With its classic features and potential for personalisation, it invites you to create lasting memories in a space that truly feels like home.*

Welcome to this delightful terraced property, ideally located in the heart of Barrow. As you step inside, you're greeted by a wonderful entrance hall that sets the tone for the warmth and character found throughout the home.

To your right, discover a cosy living room, perfect for relaxing evenings. This inviting space boasts a large window that fills the room with natural light, and a decorative gas fireplace that adds a charming focal point. The living room flows seamlessly into a spacious open-plan dining area, ideal for entertaining guests or enjoying family meals.

Continuing towards the rear of the property, you'll find a well-equipped kitchen, complete with ample worktop space and generous cupboard storage—a practical and stylish hub for daily living. Just off the kitchen, there's a handy utility room for added convenience, as well as access to a private rear yard, offering a low-maintenance outdoor area perfect for pot plants, seating, or storage.

Upstairs, the home features two well-proportioned bedrooms. The main bedroom stands out with its beautiful rustic wooden flooring, lending a touch of character and warmth. The second bedroom is a comfortable spare room, ideal as a guest space, nursery, or home office.

Completing the upstairs is a family bathroom, featuring a full-size bath, ideal for relaxing soaks or practical use for a growing family.

### Lounge

22'2" x 10'1" (6.78 x 3.09)

### Kitchen

8'10" x 7'1" (2.71 x 2.16)

### Utility

6'11" x 10'10" (2.12 x 3.32)

### Bedroom 1

11'0" x 13'2" (3.36 x 4.02)

### Bedroom 2

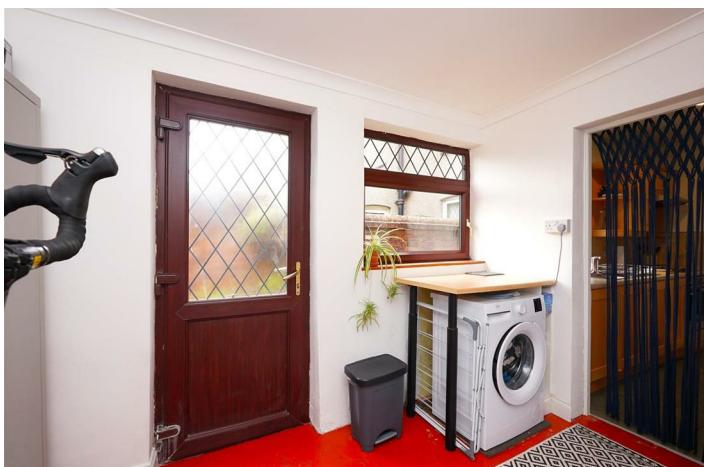
10'11" x 7'10" (3.33 x 2.41)

### Bathroom

7'1" x 8'7" (2.16 x 2.64)



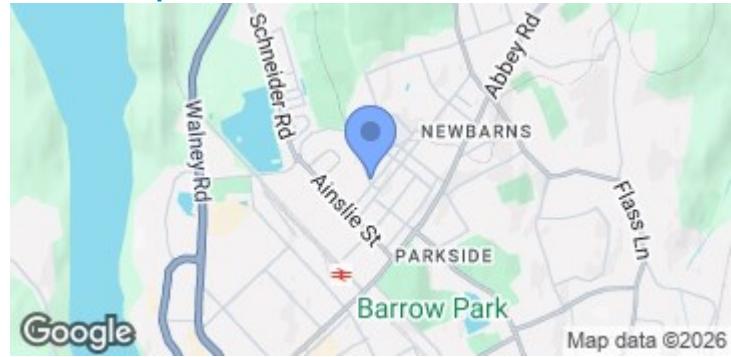
- Charming 1920s house
- Ideal for small families
- EPC - D
- Close to local amenities
- Viewing highly recommended
- Council Tax - A



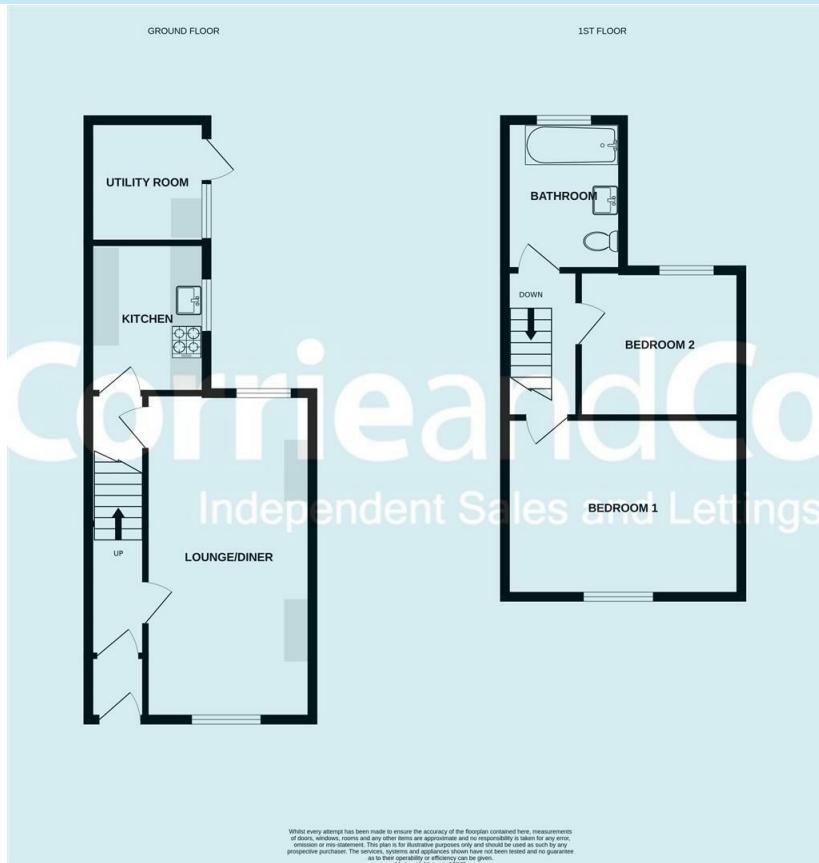
## Road Map



## Terrain Map



## Floor Plan



**We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.**

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.

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