



## 106 Derby Street

Barrow-In-Furness, LA13 9TG

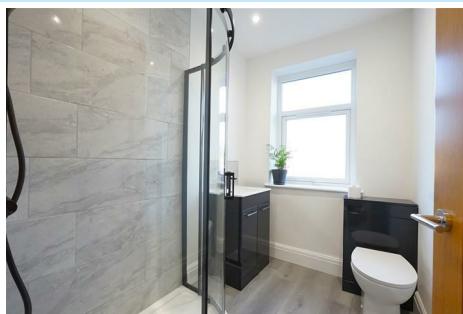
Offers In The Region Of £175,000



# 106 Derby Street

Barrow-In-Furness, LA13 9TG

## Offers In The Region Of £175,000



*This large mid terrace property offers two well-proportioned bedrooms and a versatile third room, making this property ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation or for family and social time. Featuring an updated interior and neat exterior, this property is ready for the furniture to be moved straight in. Whether you are a first-time buyer or looking to invest, this property on Derby Street is certainly worth considering.*

As you step through the front door you are welcomed into a lovely laminated entrance hall that provides a clean and modern introduction to the home. To your right-hand side, you enter a comfortable carpeted lounge, which is beautifully illuminated by large bay windows that draw in an abundance of natural light and create a sense of extra space. Moving towards the rear of the property, you find a generous kitchen and dining area designed for both functionality and socializing. The kitchen is thoughtfully laid out with integrated fridge freezer, washing machine and an expansive amount of worktop space for meal preparation. From here, the rear doors open out onto an external back yard featuring a patio area for low-maintenance upkeep and a small outhouse that serves as a perfect spot for additional storage.

As you move upstairs, the property continues to impress with three bedrooms and a contemporary family bathroom. The main bedroom is located at the front of the house and features the same impressive bay window seen in the lounge below, giving the room a bright and airy feel. The second bedroom is also well-proportioned, offering a comfortable layout for furniture. The third bedroom provides a truly versatile space, ideal for use as a nursery, a guest room, or a dedicated home study. Finally, the floor is completed by a modern bathroom finished with sleek fixtures.

### Reception

14'11" x 10'7" (4.57 x 3.25 )

### Kitchen Diner

13'0" x 16'0" (3.98 x 4.89)

### Shower Room

7'3" x 5'6" (2.23 x 1.70 )

### Bedroom One

15'9" x 10'1" (4.81 x 3.08 )

### Bedroom Two

13'1" x 10'2" (4.00 x 3.10 )

### Bedroom Three

5'8" x 8'7" (1.73 x 2.64 )

### Garage

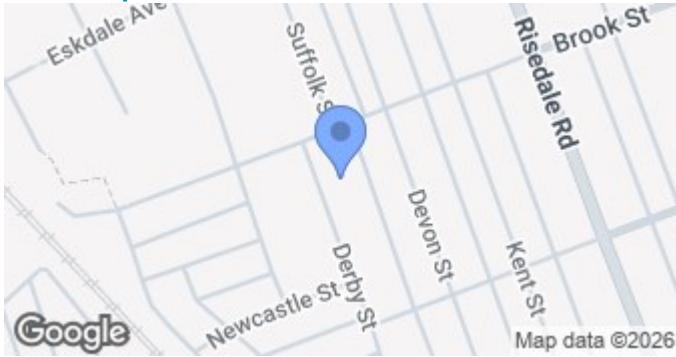
10'10" x 10'5" (3.32 x 3.19 )



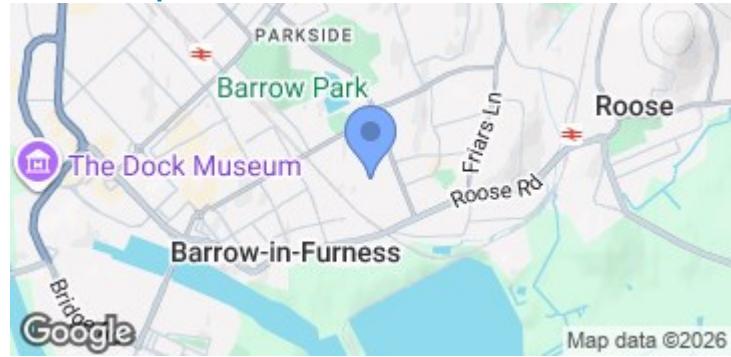
- Larger Width Property
- Ideal Location
- Garage and Large Patio/ Yard Space
- Gas Central Heating
- Updated Interior
- Close to Local Amenities
- Council Tax Band - B
- EPC - C



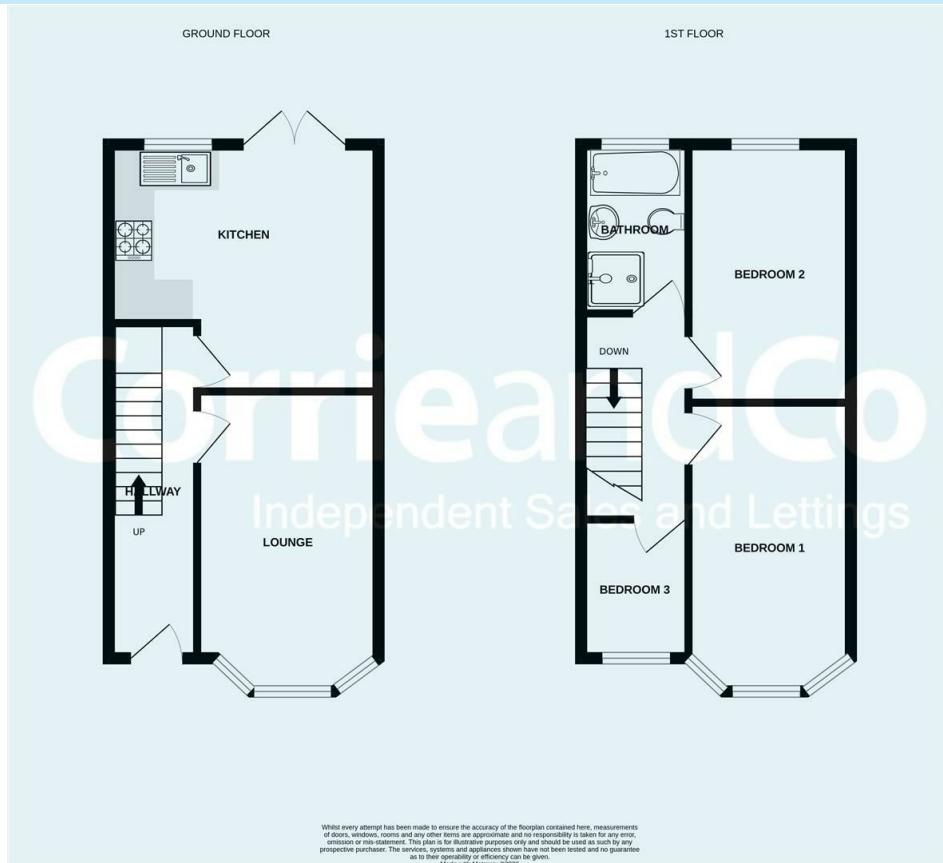
## Road Map



## Terrain Map



## Floor Plan



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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	