



## 9 Robert Street

Barrow-In-Furness, LA14 1EB

Offers In The Region Of £65,950



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# 9 Robert Street

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*The property is situated close to local amenities and transport links, making it an excellent choice for families, investment and professionals alike. With its classic design, recent redecoration and functional layout, this house on Robert Street presents a wonderful opportunity. The charming two-bedroom house is a fantastic opportunity for a first time buyer, small family or for anyone seeking a comfortable rental property in a high demand area. Don't miss the chance to view.*

Stepping through the front door you're welcomed into a warm, inviting entrance hall – the perfect threshold between the bustle of the nearby main high street and the comfort of home. To the left, the lounge instantly draws you in with its cosy space. Natural light filters through the front window highlighting the room's character and making it a peaceful retreat at any time of day.

Continuing forward you'll find the dining room, a well-proportioned area that feels both intimate and open, ready to host everything from midweek meals to celebratory dinners. Its seamless flow into the adjoining kitchen keeps conversation close at hand while cooking. The kitchen itself is smartly laid out, offering plenty of space for both preparation and storage, with a door leading out to the rear of the property.

Upstairs, the landing connects each room and provides a natural flow to the building. The bathroom is thoughtfully placed and neatly finished, while both bedrooms offering generous proportions and a tranquil feel. Whether you're looking to create a restful main suite, a guest room, or a home office, there's flexibility here to shape the space to suit your lifestyle.

## Hallway

## Lounge

10'4" x 9'8" (3.15 x 2.97)

## Dining Room

11'3" x 10'7" (3.43 x 3.25)

## Kitchen

8'5" x 7'8" (2.57 x 2.36)

## First Floor Landing

## Bedroom 1

13'8" x 10'5" (4.19 x 3.18)

## Bedroom 2

11'1" x 8'3" (3.40 x 2.54)

## Bathroom

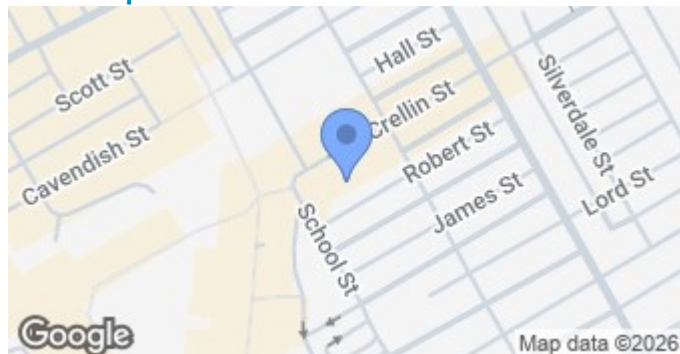
8'5" x 7'8" (2.57 x 2.36)



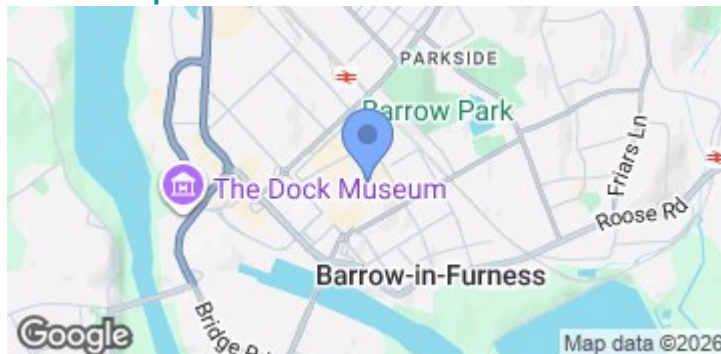
- Close to local amenities
- Easy access to transport
- Viewing highly recommended
- Gas Central Heating
- Near schools and parks
- Ideal for small families
- EPC - C
- Council Tax Band - A



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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