



**PRICE £69,950**

**15 STEWART STREET, BARROW-IN-FURNESS, CUMBRIA, LA14 2QB**

This mid-terraced property is located within close proximity of BAE Systems, ideal for rental investors or first-time buyers. The property benefits from two double bedrooms, a lounge, kitchen, ground floor bathroom, rear yard along with gas central heating and double glazing. No Upper Chain.



2



1



1



Street  
Parking



## Lounge



### DIRECTIONS

**satnav users enter:** LA14 2QB, then the number 15  
**what3words app users enter:** judges.jumped.gained

### LOCATION

Stewart Street is located within easy walking distance of the town's largest employer, BAE Systems, making this an ideal buy-to-let investment opportunity.

The immediate area is mainly residential, however you are within a short and level walk away to a Co-op on Island Road and also to the nearby bus route. The town centre and surrounding retail parks are just a 5 minute car journey away where you will then have access to the large supermarkets, a multi-screen cinema, food outlets and restaurants, and gyms etc.

### DESCRIPTION

This pavement fronted property is accessed directly via the lounge. The room is a nice size, and is naturally light and airy with a large window to the front elevation with additional glazing above the entrance door.

There is an enclosed staircase with access to the rear of the room, and a second door which takes you towards the kitchen.

The kitchen is divided between two rooms, with the larger main area providing wall and base cabinets and space for a freestanding electric cooker. There is room beneath the work surface for a fridge and freezer unit, with a double power point fitted to the wall behind. There is added useful storage below the staircase for coats and shoes.

There is a gentle step down into the secondary kitchen space where there is a single drainer sink set within the work surface, further cupboard storage plus plumbing for an automatic washing machine.

There is a small rear hall beyond the kitchen with an external door, plus a second internal door which takes you into the bathroom.

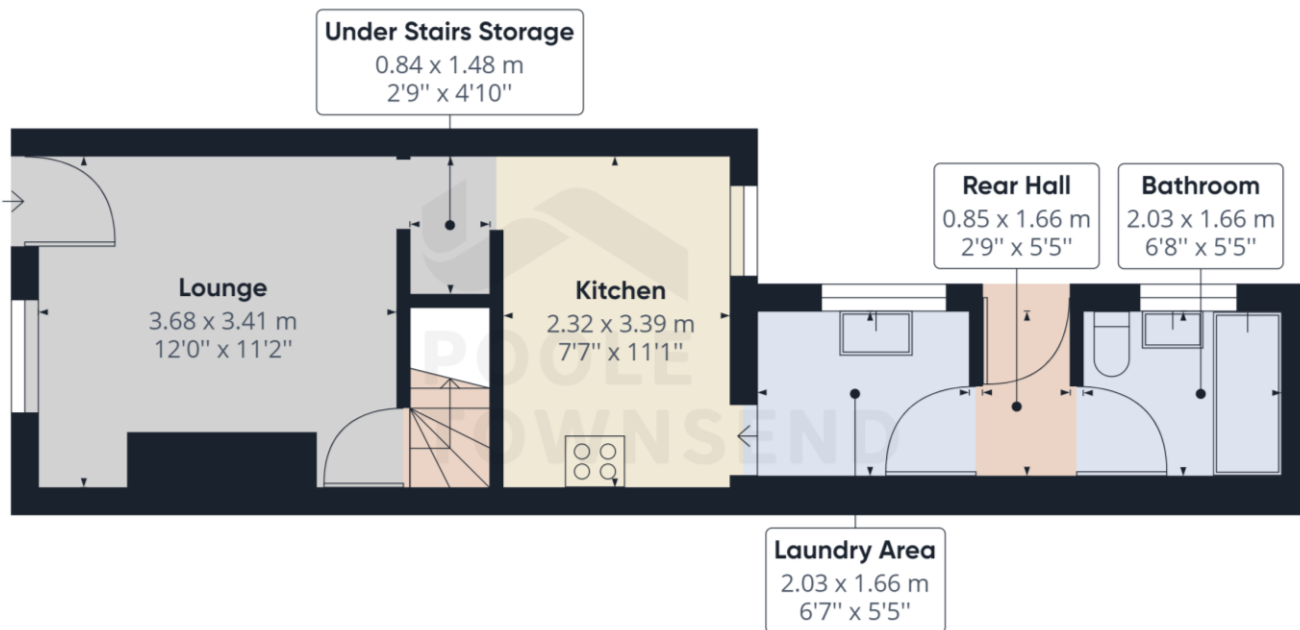
The bathroom has a traditional white suite with chrome coloured fittings. There is a low-level flush WC, a pedestal wash hand basin and also a panelled bath which has a shower attachment to the mixer taps and a tiled finish to the surrounding walls. There is also an extractor fan to the wall alongside the window.

The small landing area at the top of the staircase provides separate access into each of the two double bedrooms, the slightly larger being at the front of the property and also having a built-in cupboard over the staircase that provides a small amount of storage and also houses the gas-fired boiler. There is also a loft hatch to the ceiling.

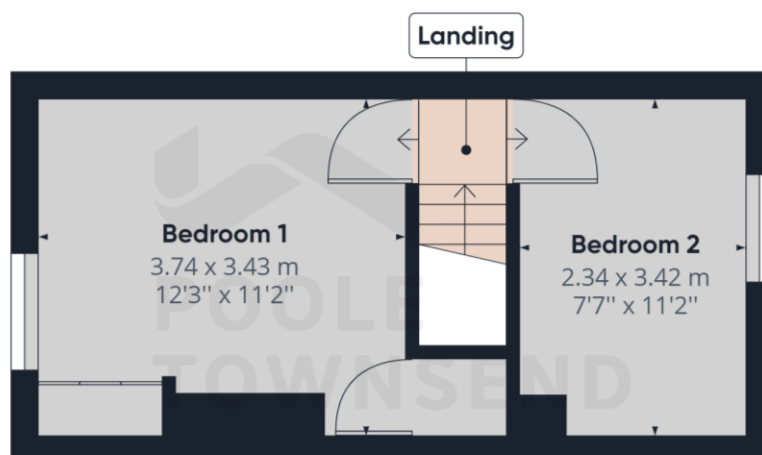
Externally, there is a galley style yard to the rear with gated access and an open fronted store area.



## Property layout



Ground Floor Building 1



Floor 1 Building 1

Your viewing appointment is on \_\_\_\_\_

### Additional information

Council Tax Band: A  
Local Authority: Barrow in Furness Borough Council  
Services: Mains gas, electricity, water and drainage  
Tenure: Freehold

EPC Rating = D

### Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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### We are open

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