



**9 NEWCASTLE STREET,  
BARROW-IN-FURNESS,  
LA13 9TB**

**£100,000**

**FEATURES**

Well-Presented Mid Terrace	Kitchen/Dining Room
Popular Location	Two Bedrooms & Bathroom
Ideal For FTB	Yard To Rear
Gas CH System	Early Inspection Advised & Chain Free
uPVC DG	
Lounge With Open Fire	



**JH  
Homes**

Nestled within a popular and well-established residential setting, this charming traditional mid-terraced home enjoys a highly convenient position close to a wide range of local amenities, reputable schools, everyday shops, and within easy reach of Barrow town centre. Appealing to a broad spectrum of buyers, from first-time purchasers seeking a welcoming place to call home, to a discerning rental investor looking for a ready-to-let opportunity, the property offers comfortable and well-proportioned accommodation comprising of a pleasant lounge, spacious kitchen/diner ideal for everyday living, two well-sized bedrooms, and a modern shower room. Externally, the home benefits from an enclosed rear yard with pedestrian access to the rear service lane, providing practical outdoor space with low maintenance appeal. Further enhancing this delightful property is a gas central heating system and uPVC double glazing throughout and an insulated and boarded loft, ensuring warmth and efficiency year-round. Offering both comfort and excellent potential, this inviting home is sure to attract strong interest, and early viewing is highly recommended.

Accessed through a PVC door into:

#### **MID VESTIBULE**

Stairs to first floor and open doorway to:

#### **FIRST FLOOR LANDING**

Access to bedrooms and bathroom.

#### **ENTRANCE VESTIBULE**

Entrance door and door to:

#### **KITCHEN/DINING ROOM**

$11' 0" x 12' 4" (3.35m x 3.76m)$

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Two uPVC double glazed window to rear, recess tiling, four-ring gas hob, electric oven and space for a dining table. Understairs cupboard, wall-mounted combination boiler for the heating and hot water systems and external door to rear garden.

#### **LOFT**

Insulated and recently boarded with light point and drop-down ladders.

#### **LOUNGE**

$11' 8" x 12' 4" (3.56m x 3.76m)$

Cast iron fire with feature surround, alcove shelving, modern décor and wood laminate flooring. Radiator, uPVC double glazed window to front and door to:

#### **BEDROOM**

$11' 8" x 12' 4" (3.56m x 3.76m)$

Radiator and uPVC double glazed window to front.

## BEDROOM

11' 3" x 8' 2" (3.43m x 2.49m)

UPVC double glazed window to rear,  
storage cupboard and radiator.

## BATHROOM

Modern three-piece suite in white  
comprising of WC, wash hand basin, bath  
with shower above and tiling to the walls.

## EXTERIOR

South facing yard to rear with access to  
rear service lane. Generously sized and  
enjoys a sunny aspect, complete with two  
storage sheds with storage and electricity  
points.



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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

#### DIRECTIONS:

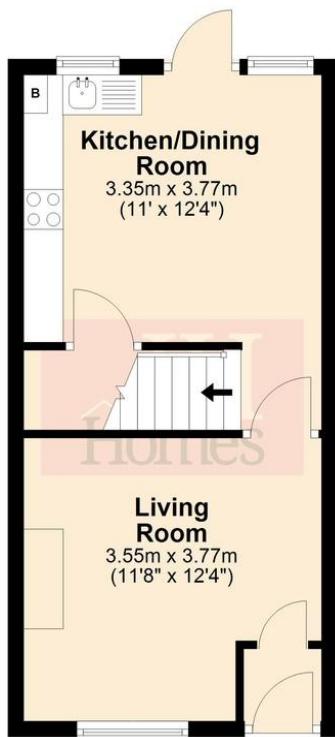
From Abbey Road, turn down Park Drive, continue after Aldi and proceed down Risedale Road, take the third turn into Moorfield Street. At the junction with Derby Street turn right, and immediate left into Newcastle Street.

The property can be found by using the following "What Three Words":

<https://w3w.co/melt.frosted.mount>

#### Ground Floor

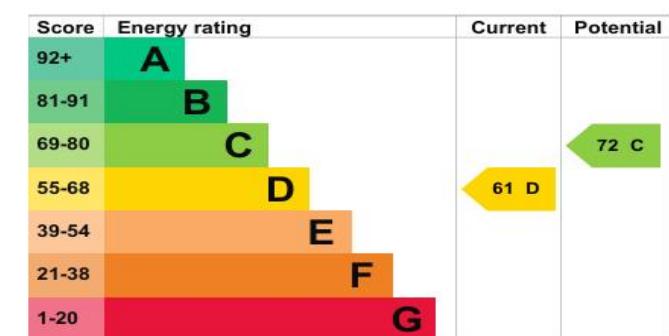
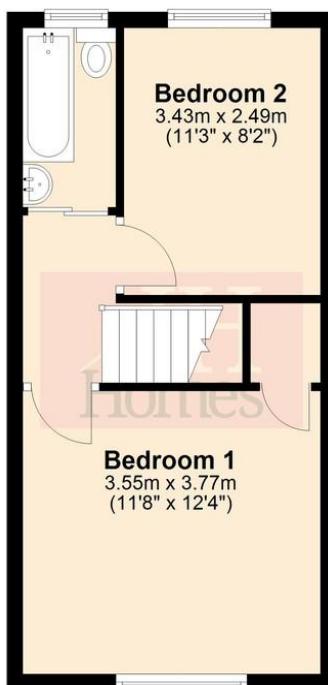
Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 61.6 sq. metres (663.2 sq. feet)

#### First Floor

Approx. 31.1 sq. metres (334.5 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.