

£79,950

2 Birch Close, Barrow-in-Furness, LA13 0RQ

Located in the highly sought after area of Holbeck this well presented one bed first floor apartment offers a perfect blend of comfort and convenience.

This property is within easy reach of local amenities, schools, and transport links. The closest railway station is Roose just minutes away offering links to all main lines and a short drive to BAE making it an ideal home for a variety of buyers.

Quick Overview

First Floor One Bed Apartment
Highly Sought After Area
Good Size Living Room
Modern Fitted Kitchen
Bedroom With Built In Wardrobes
Modern Bathroom With Shower
Well Presented Throughout
Close To Amenities And Rail Links
Parking For One Car
Ultrafast Broadband Available



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Ultrafast
broadband



Off Road
Parking

Property Reference: ULV1032



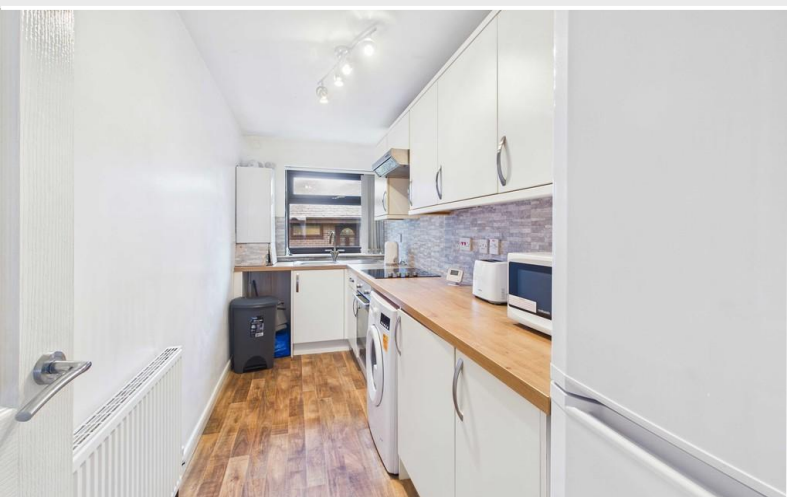
Lounge



Lounge



View from Lounge



Kitchen

Located in the highly sought-after area of Holbeck, this well-presented one-bedroom first-floor apartment offers an excellent blend of comfort and convenience.

The attractive apartment features a spacious lounge, a fitted kitchen, and a modern bathroom. The lounge, positioned at the front of the property, is well presented and benefits from fabulous elevated views over the surrounding area. Just off the lounge is the fitted kitchen, which offers ample storage and includes an electric built-in oven and hob, fridge freezer, and washing machine.

The hallway provides access to the modern three-piece bathroom, comprising a WC, wash basin, and bath with an overhead shower. To the rear of the property is a good-sized bedroom featuring fitted wardrobes, offering both comfort and practicality.

Externally, the property benefits from off-road parking.

Location: Located in the sought-after area of Holbeck, this property is within easy reach of local amenities, schools, and transport links. The closest railway station is Roose just a short drive away and Barrow Train Station offering links to all main lines

What3Words:///fortunate.arts.shared

Accommodation (with approximate measurements)

Stairs and Hallway 9' 11" x 2' 9" (3.02m x 0.84m)

Lounge 11' 7" x 11' 2" (3.53m x 3.4m)

Kitchen 13' 0" x 5' 5" (3.96m x 1.65m)

Bathroom 5' 4" x 5' 8" (1.63m x 1.73m)

Bedroom One 13' 0" x 8' 9" (3.96m x 2.67m)

Viewings: Strictly by appointment with Hackney & Leigh – Ulverston Office.

Services: Mains Electric, Gas, Water and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

Council Tax Band A

Tenure Leasehold. Subject to the remainder of a 999 year lease dated 27th June 1985. We have been advised term remaining is 962. A copy of the lease is available for inspection at the office.

We have been advised there is no service charge but you may be asked to contribute to shared services or facilities from time to time

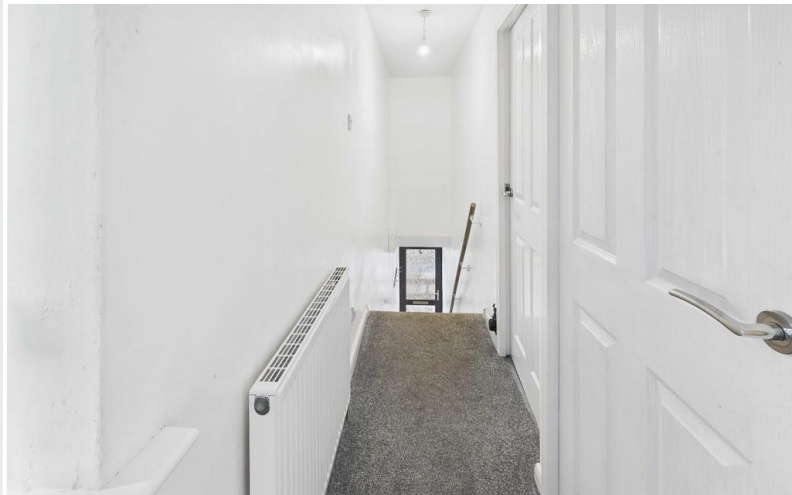
Material Information Parking - there is parking for one vehicle for number 2 on a driveway shared with number 4

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve £650.00 per calendar month. For further information and our terms and conditions please contact the Office.

Anti Money Laundering Regulation (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Kitchen



Hallway



Bathroom



Bedroom

Landing
3.04 x 0.84 m
9'11" x 2'9"

Living Room
3.53 x 3.42 m
11'7" x 11'2"

Bathroom
1.64 x 1.74 m
5'4" x 5'8"

Bedroom
3.98 x 2.69 m
13'0" x 8'9"

Kitchen
3.96 x 1.65 m
13'0" x 5'5"



Approximate total area^m
38 m²
409 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 22/12/2025.