

## Walney, Barrow-In-Furness

£120,000

60 Portsmouth Street, Walney, Barrow-in-Furness, LA14 3AH

60 Portsmouth Street is a splendid terraced property situated in the heart of the popular residential area of Walney Island. With two bedrooms, kitchen, dining area, bathroom and store room it would suit a first time buyer, young family or investor. With coastal walks directly from the doorstep and walking distance to BAE systems this property must not be missed.

### Quick Overview

Two bedroom terraced house  
Popular residential area  
A walk to BAE systems  
Close to local amenities  
Coastal walks from the doorstep  
Potential rental income £700 pcm and yield of 7%  
Perfect as a home or investment property  
Freehold  
No chain  
Superfast Broadband



2



1



2



D



Superfast  
Broadband  
Available



On Road Parking

Property Reference: ULV1050



Kitchen



Kitchen



Living Room



Rear Yard

Step inside this well presented two-bedroom home, offering a stylish interior, versatile living space and a good size rear yard, ideal for first-time buyers, downsizers or investors alike.

Accessed via the entrance hall, the property immediately creates a welcoming impression. A staircase rises to the first floor, while a door leads through to the cosy lounge. This attractive reception room features a solid fuel stove set within the chimney breast, complemented by a decorative tiled inset, substantial timber mantel and striking natural green slate hearth. Finished with tasteful two-tone décor and wood-effect laminate flooring, the space seamlessly opens through a feature brick archway into the dining area.

The dining space is bright and airy, enjoying pleasant views over the rear yard and providing access to both the kitchen and a useful additional storage/freezer room.

The modern fitted kitchen is well-equipped with a range of contemporary white gloss wall and base units, contrasting work surfaces and integrated appliances including a mid-level oven, electric hob, cooker hood and dishwasher. A rear door opens directly onto the enclosed yard.

Externally, the rear yard has been designed as a low-maintenance and relaxing outdoor seating area, featuring decorative imprinted concrete flooring and dashed boundary walls. An external utility shed houses the gas-fired central heating boiler and offers plumbing and space for laundry appliances.

To the first floor, the landing provides loft access via a fitted ladder and leads to two bedrooms and the family bathroom. The generous principal bedroom is positioned to the front elevation and benefits from an extensive layout with a useful recessed area ideal for fitted wardrobes or additional storage. The second bedroom offers flexibility as a guest bedroom, nursery or home office.

Completing the accommodation is the stylish bathroom, fitted with a modern white suite comprising a pedestal wash hand basin, close-coupled WC and shaped bath with shower area and glazed screen. Contemporary metro-style tiling and a chrome ladder-style radiator add a modern finishing touch.

Early viewing is highly recommended to fully appreciate the quality and charm this lovely home has to offer.

**Location** Walney Island is a distinctive island community linked to Barrow-in-Furness by the Jubilee Bridge. Combining coastal charm with everyday convenience, Walney offers a relaxed lifestyle surrounded by sandy beaches, nature reserves, and expansive sea views.

The island is known for its stunning coastline, scenic walking routes, and welcoming community atmosphere. Residents benefit from excellent local schools, independent cafés, shops, sports facilities, and essential everyday amenities, creating an ideal setting for families and professionals alike.

Walney Island also enjoys close proximity to the Lake District and the wider Cumbria region, offering easy access to some of the UK's most celebrated countryside and outdoor attractions.

Major employer BAE Systems is within walking distance, making the

area particularly attractive for those seeking a convenient work-life balance.

Residents enjoy a wide range of local amenities including supermarkets, traditional pubs, healthcare services, golf courses, and cycling routes. Nearby nature reserves and open green spaces provide the perfect backdrop for coastal walks, birdwatching, and family days out.

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#### Accommodation (with approximate measurements)

**Living Room** 12' 1" x 9' 6" (3.70m x 2.90m)

**Kitchen** 6' 8" x 8' 9" (2.04m x 2.67m)

#### First Floor

**Bedroom One** 12' 3" x 14' 7" (3.74m x 4.45m)

**Bedroom Two** 10' 0" x 7' 1" (3.06m x 2.18m)

**Bathroom** 22' 3" x 22' 7" (6.8m x 6.9m)

**Store Room** 16' 0" x 3' 10" (4.89m x 1.19m)

#### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Westmorland District Council Band A.

**Broadband** Ultrafast Broadband Available  
Networks in your area - Openreach

**Mobile Services** Vodafone, EE, O2 and 3 all good coverage.

**What3words** ///chains.late.hidden

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Bedroom One



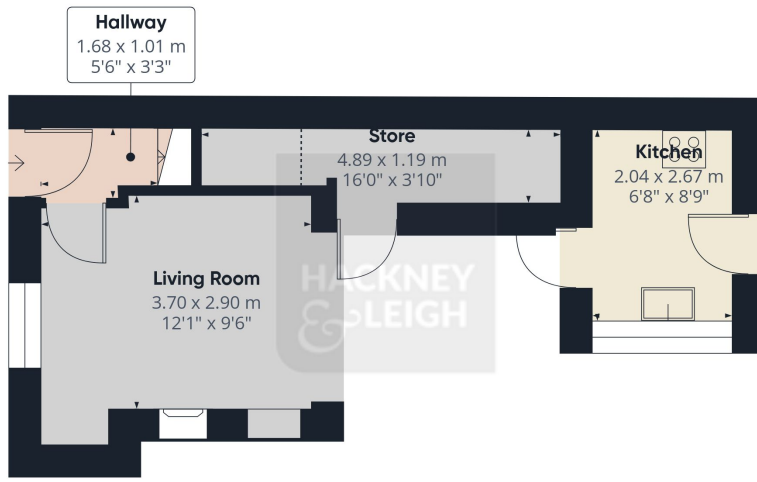
Bedroom Two



Bathroom



60 Portsmouth Street



Floor 0

**Approximate total area<sup>(1)</sup>**

49.7 m<sup>2</sup>  
535 ft<sup>2</sup>

**Reduced headroom**

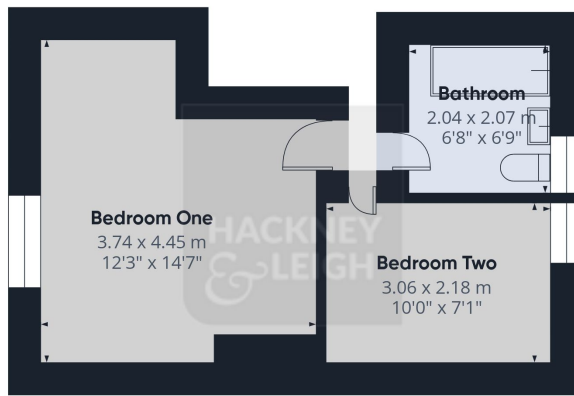
1.1 m<sup>2</sup>  
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(1) Excluding balconies and terraces

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..... Below 1.5 m/5 ft

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GIRAFFE360



Floor 1



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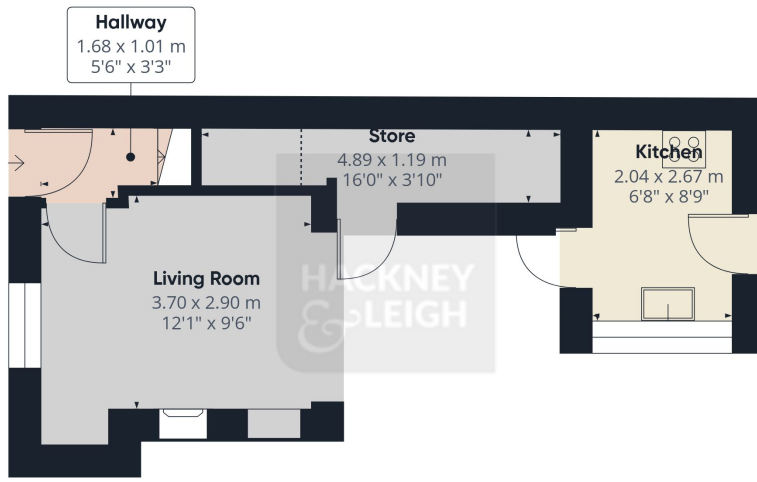
Bedroom Two



Bathroom



60 Portsmouth Street



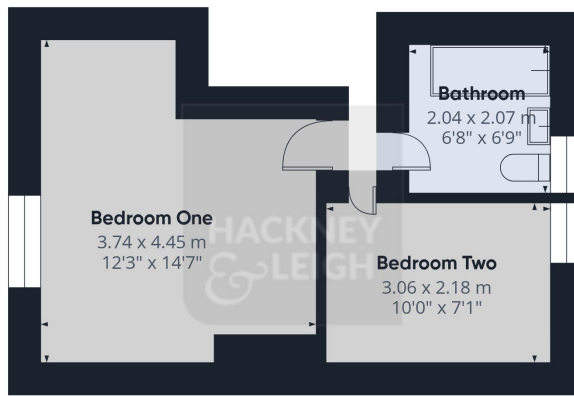
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**Approximate total area<sup>(1)</sup>**

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535 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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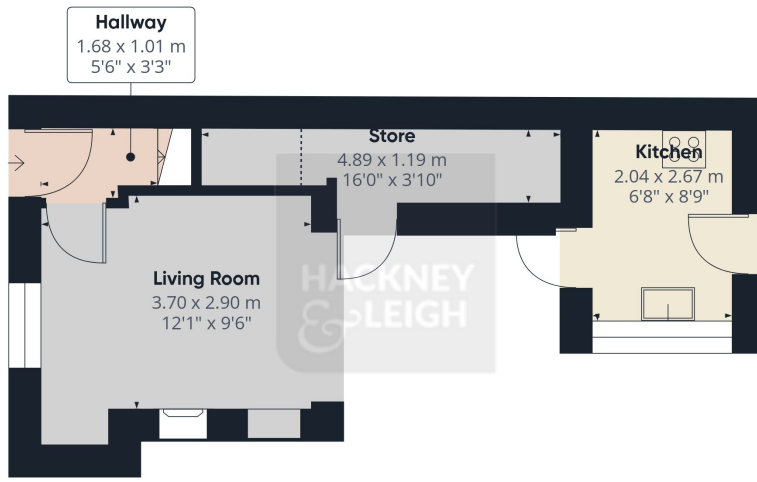
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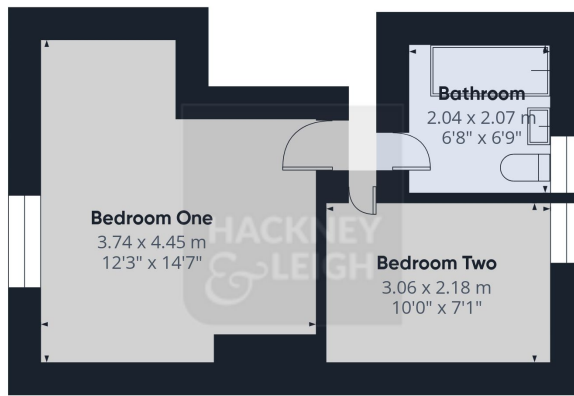
**Reduced headroom**  
1.1 m<sup>2</sup>  
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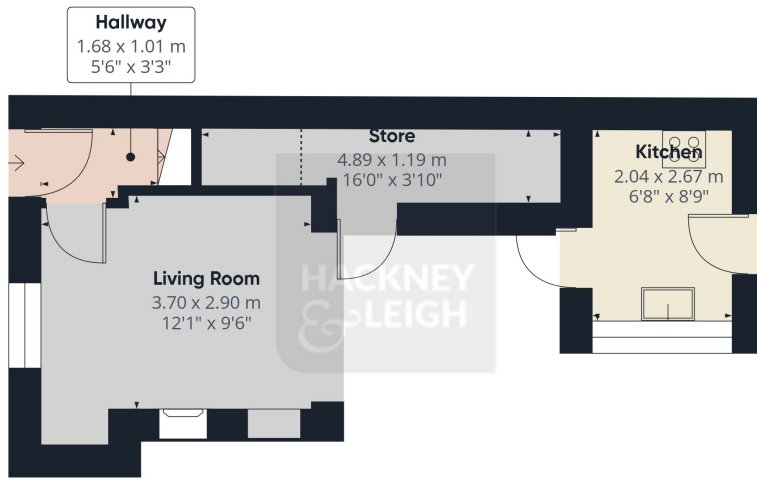
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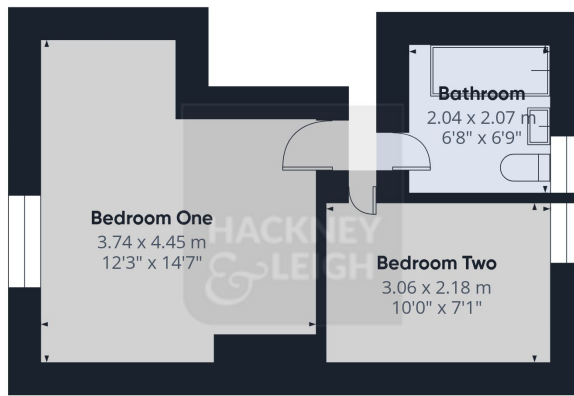
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