

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 24 Nelson Street

Barrow-In-Furness, LA14 1NF

Offers In The Region Of £150,000



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*Situated in a convenient location just a short distance from BAE Systems this former community centre has undergone extensive renovations which, with a little imagination and subject to planning permission and building control has the potential to become a seven bedroom HMO or Air B&B with communal lounge and kitchen with courtyard to the side. There is plenty of scope for a savvy investor.*

### Entrance One

8'1" x 5'10" (2.487 x 1.796)

### Entrance Two

9'1" x 3'11" (2.783 x 1.206)

### Entrance Three

7'7" x 4'7" (2.316 x 1.411)

### Kitchen

16'5" x 6'10" (5.029 x 2.090)

### Living Room

16'6" x 13'10" (5.049 x 4.233)

### Room One

13'6" x 8'4" (4.130 x 2.563)

### Room Two

13'8" x 7'3" (4.184 x 2.230)

### Room Three

9'8" x 7'10" (2.956 x 2.395)

### Room Four

9'8" x 8'5" (2.956 x 2.587)

### Room Five

9'6" x 8'0" (2.903 x 2.444)

### Room Six

9'10" x 8'2" (3.012 x 2.506)

### Room Seven

9'3" x 8'4" (2.834 x 2.564)

### Shower Room One

9'9" x 3'8" (2.996 x 1.138)

### Shower Room Two

7'5" x 5'8" (2.285 x 1.731)

### Shower Room Three

7'7" x 3'10" (2.320 x 1.175)

### Shower Room Four

7'2" x 3'7" (2.193 x 1.113)

### Shower Room Five

6'4" x 5'6" (1.953 x 1.690)

### WC

9'8" x 5'8" (2.967 x 1.751)

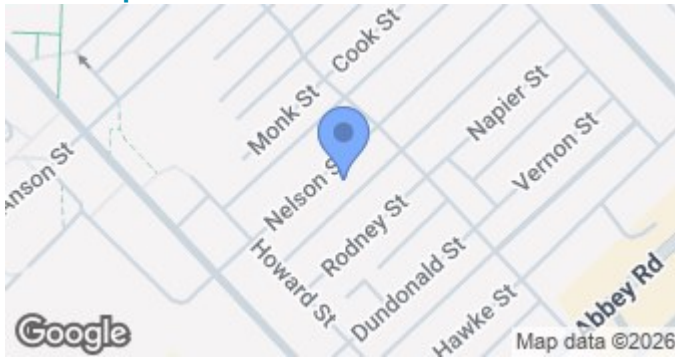


- Rateable Value - £3,900 PA
  - Prime Location
  - Close to BAE Systems
  - Three Phase Electric

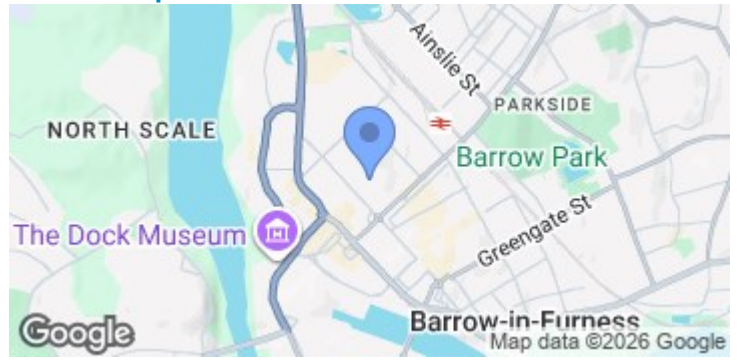
- HMO Subject to Planning Permission
  - Lateral Living
  - Investment Opportunity
  - EPC Rating - 92 D



## Road Map

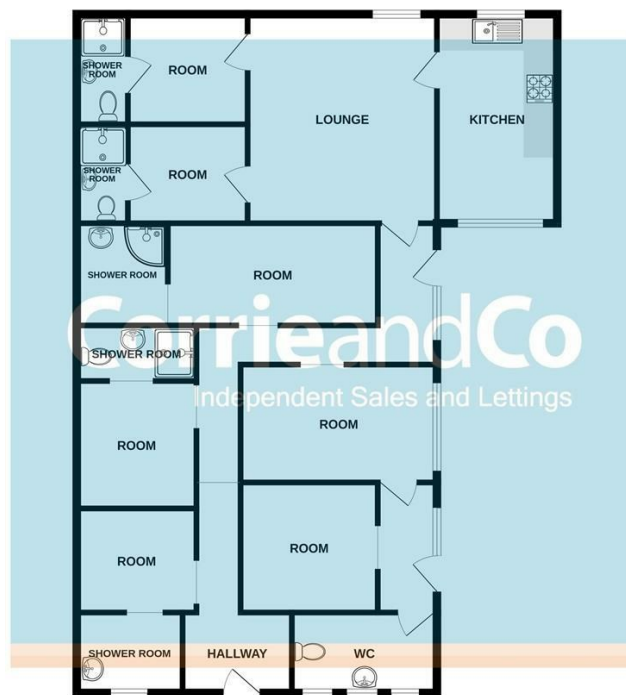


## Terrain Map



## Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyHome3D.com

Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

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	