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INDEPENDENT SALES & LETTING AGENTS



1-3 Lincoln Street

Barrow-In-Furness, LA14 5HS

Offers In The Region Of £190,000



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Pleased to present this property with a commercial bottom floor and vacant 1st floor flat. The flat is compromised with four bedrooms, one bathrooms and 1 reception room. The property is in need of some modernisation but would suit and range off buyers. It is situated in a popular residential location close to a range of local amenities. The property includes a commercial ground floor which is currently let to Ladbroke's at a rent of £12,800 p.a on a 11 year lease and tenant break at 6 years.

On approach to the property, the commercial shop is to the ground floor. Through a separate entrance is the living accommodation. As you enter the property, you come into the spacious lounge, which forms the central living area of the home. This room is a great space with plenty of light making the room feel spacious and welcoming. The bedrooms are arranged around the main living space.

At the back of the lounge, there is a doorway leading into one of the bedrooms. This bedroom is positioned at the lower left of the floor plan and has windows along the outside wall with a storage cupboard. Next to it is another bedroom, located at the lower right, with its own access from the hallway. Both of these bedrooms have doors linking them together.

Moving further through the lounge, you reach the kitchen, which is located towards the upper right of the house. The kitchen has light brown wall and floor base units with laminate worktops. Within the kitchen there is space for washing machine, dryer, cooker and fridge/freezer. The bathroom is situated through the kitchen, and contains a bath with over head shower, toilet and washbasin. There is also a small storage area beside the bathroom, providing useful additional space.

On the left side of the kitchen are two further bedrooms. The first bedroom is located in the upper middle section of the house, while the second bedroom is directly below it. Both bedrooms are accessed from the central hallway and have windows along the outside wall. Both bedrooms are a great size with neutral décor.

Reception Room

23'3" x 12'3" (7.09 x 3.75)

Kitchen

12'11" x 8'7" (3.96 x 2.62)

Bedroom One

13'9" x 11'3" (4.21 x 3.43)

Bedroom Two

11'10" x 10'1" (3.61 x 3.09)

Bedroom Three

11'4" x 9'6" (3.46 x 2.92)

Bedroom Four

8'9" x 10'4" (2.67 x 3.16)

Bathroom

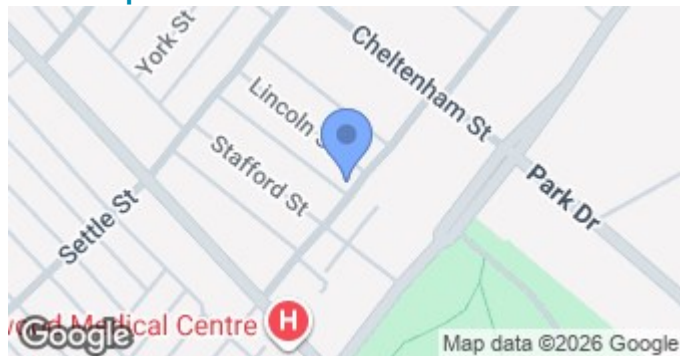
7'5" x 8'10" (2.27 x 2.71)



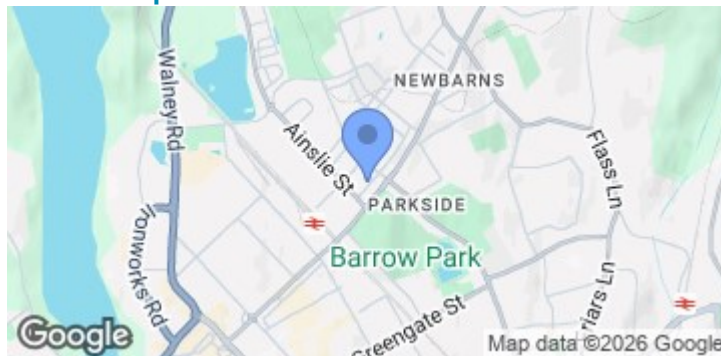
- Commercial Property
- Four Bedrooms
- One Reception Room
- Popular Location
- Current Rateable Value - £11,500
- 1st Floor Flat
- One Bathrooms
- Suits A Variety Of Residential Uses
- Ground Floor Is Rented At £12,800 p.a On a 11 Year Lease.
- Council Tax Band - A



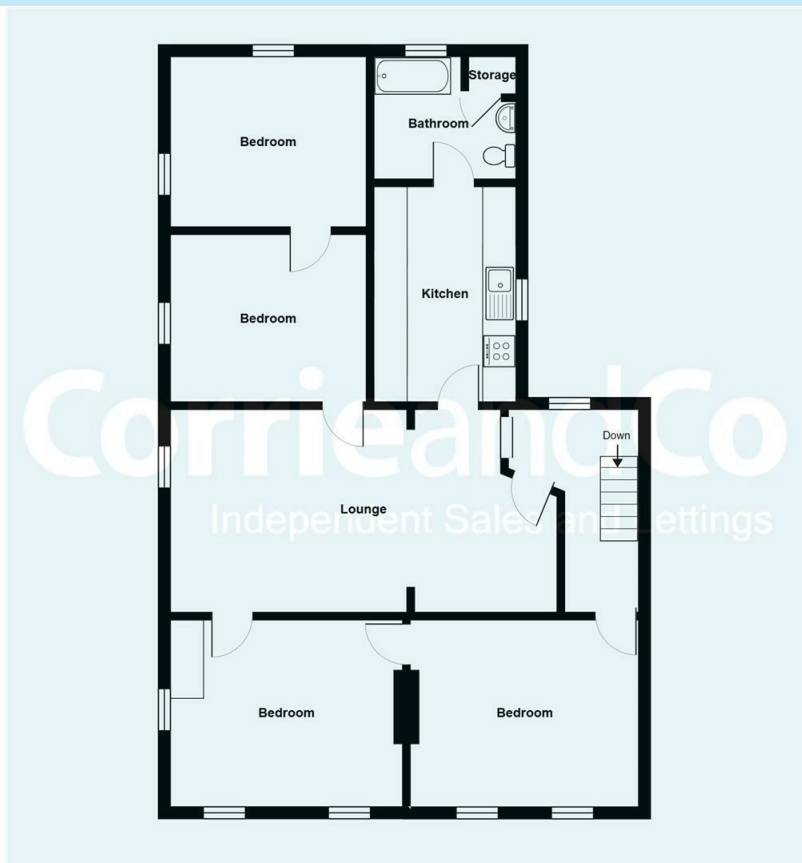
Road Map



Terrain Map



Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

