

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



42 Salthouse Road

Barrow-In-Furness, LA14 2AG

Offers In The Region Of £250,000



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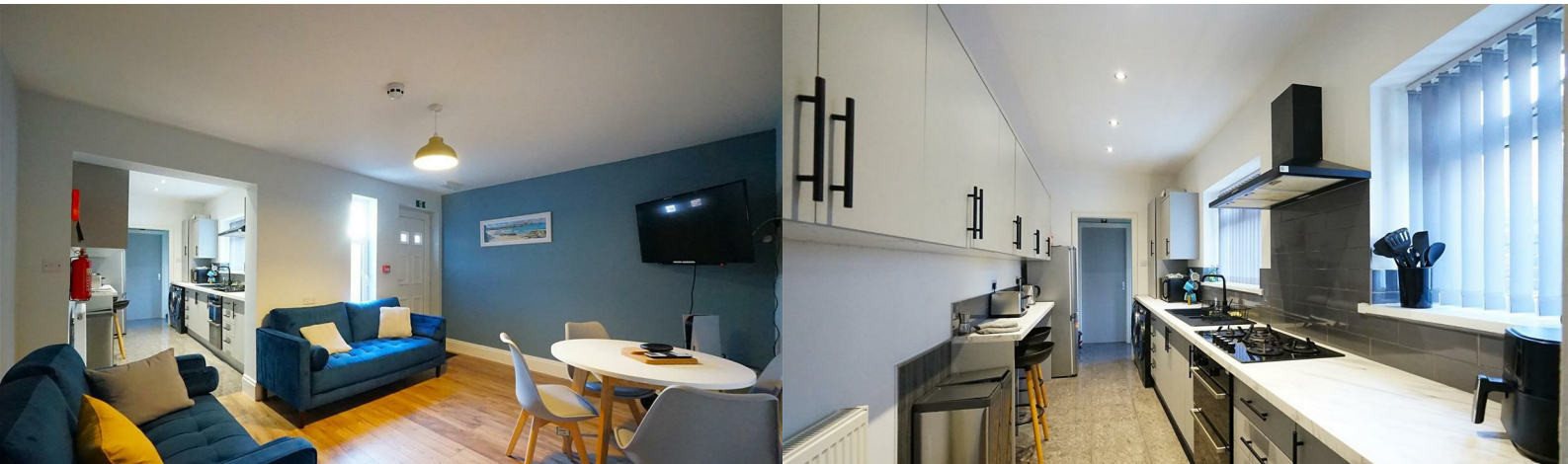
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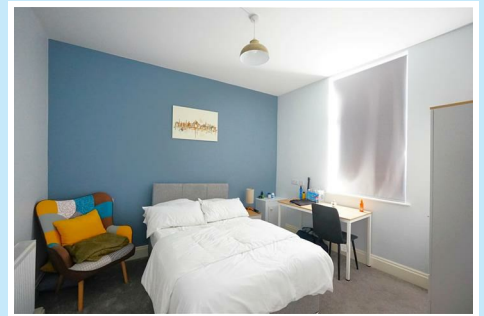
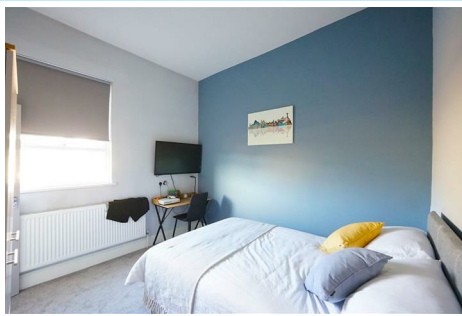


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42 Salthouse Road

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This HMO on Salthouse Road offers an impressive five-bedroom house with an incredible amount of space and comfort. The property is ready to be bought as a fully operating HMO with all rooms already tenanted. Converted in 2022 and further refurbished to a high standard in 2025. The property is certain to gather a lot of interest.

Welcome to 42 Salthouse Road, an established and fully let HMO property with excellent yield potential. Stepping into the property straight into a shared corridor there is a clean and well finished feel to the space, at the rear of the property the kitchen provides a social space as well as ample storage and worktop space to accommodate all residents. Also located on the ground floor is a shared residential reception room perfect for fostering a healthy communal spirit and access to a rear outside courtyard.

Moving through the property, the ground floor bedroom offers a downstairs detached bathroom, the four upstairs bedrooms all feature an ensuite bathroom with a power shower and toilet facilities. The bedrooms are finished to a good modern standard, with all the rooms finished with blackout blinds and all comfortably fitting a double bed within. With all 5 rooms currently occupied, the property is in a position to immediately start returning profit on the investment.

Kitchen

6'6" x 15'8" (2.00 x 4.78)

Reception

11'1" x 14'3" (3.39 x 4.36)

Bedroom One

10'4" x 11'9" (3.16 x 3.59)

Ensuite

7'3" x 6'8" (2.22 x 2.04)

Bedroom Two

11'2" x 10'0" (3.41 x 3.06)

Ensuite

6'7" x 3'11" (2.02 x 1.21)

Bedroom Three

11'8" x 14'3" (3.58 x 4.36)

Ensuite

5'3" x 5'3" (1.61 x 1.61)

Bedroom Four

11'2" x 14'3" max (3.42 x 4.36 max)

Ensuite

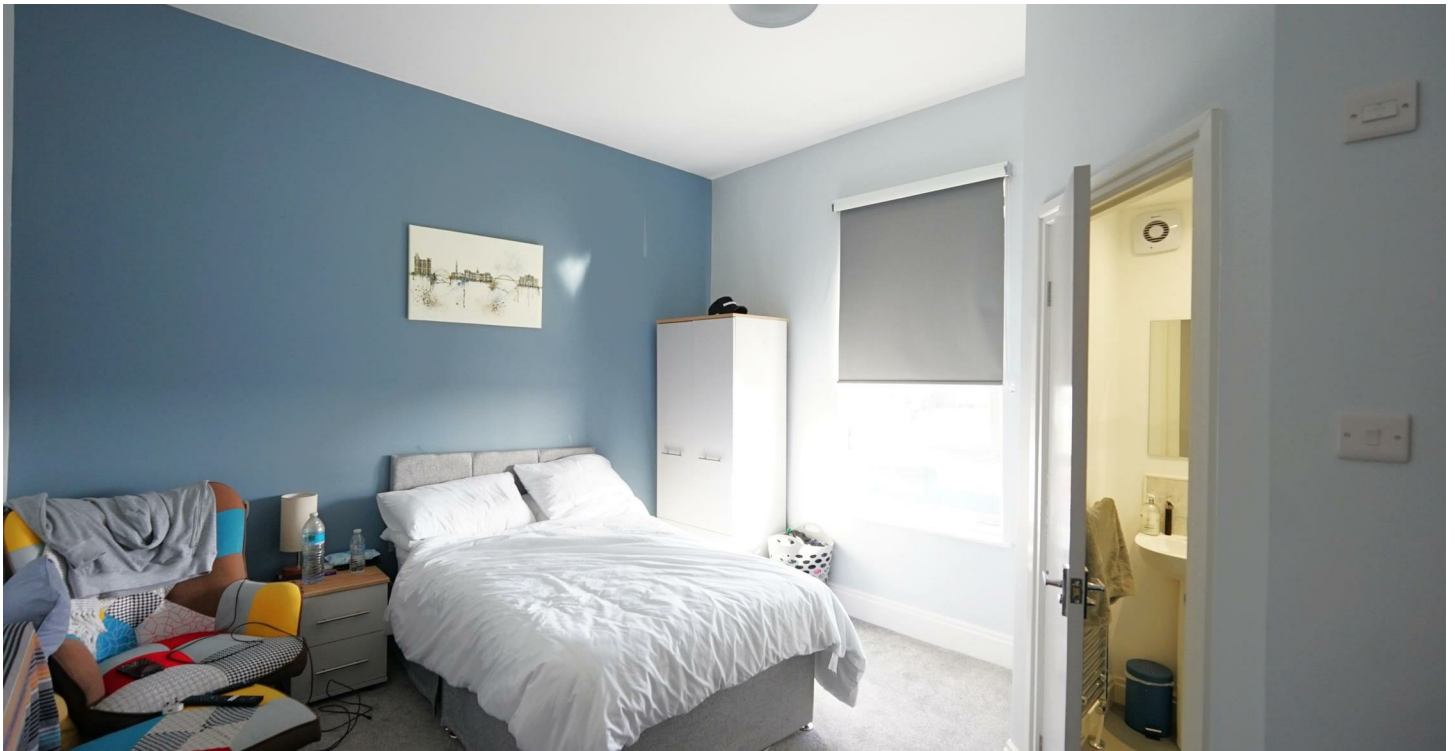
5'5" x 5'2" (1.66 x 1.60)

Bedroom Five

14'3" x 11'8" (4.36 x 3.57)

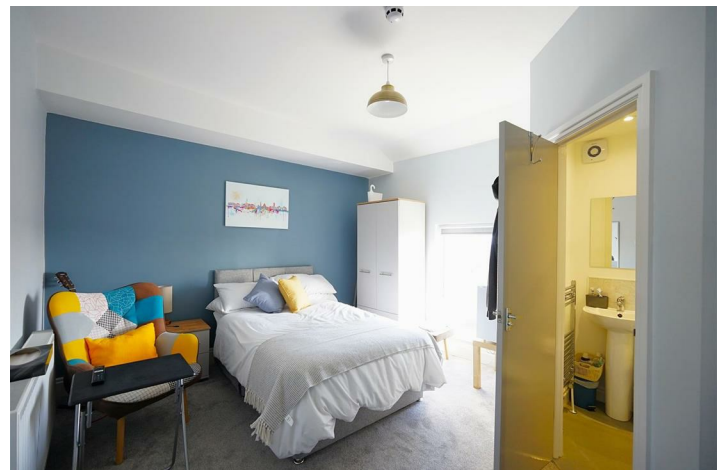
Ensuite

5'4" x 5'2" (1.63 x 1.60)



- Operating HMO Property
- Shared Communal Spaces
 - Great Location
 - Nearby Amenities

- All Rooms Let
- Finished to a Good Standard
 - Close to Local Transport
 - Great Investment Opportunity



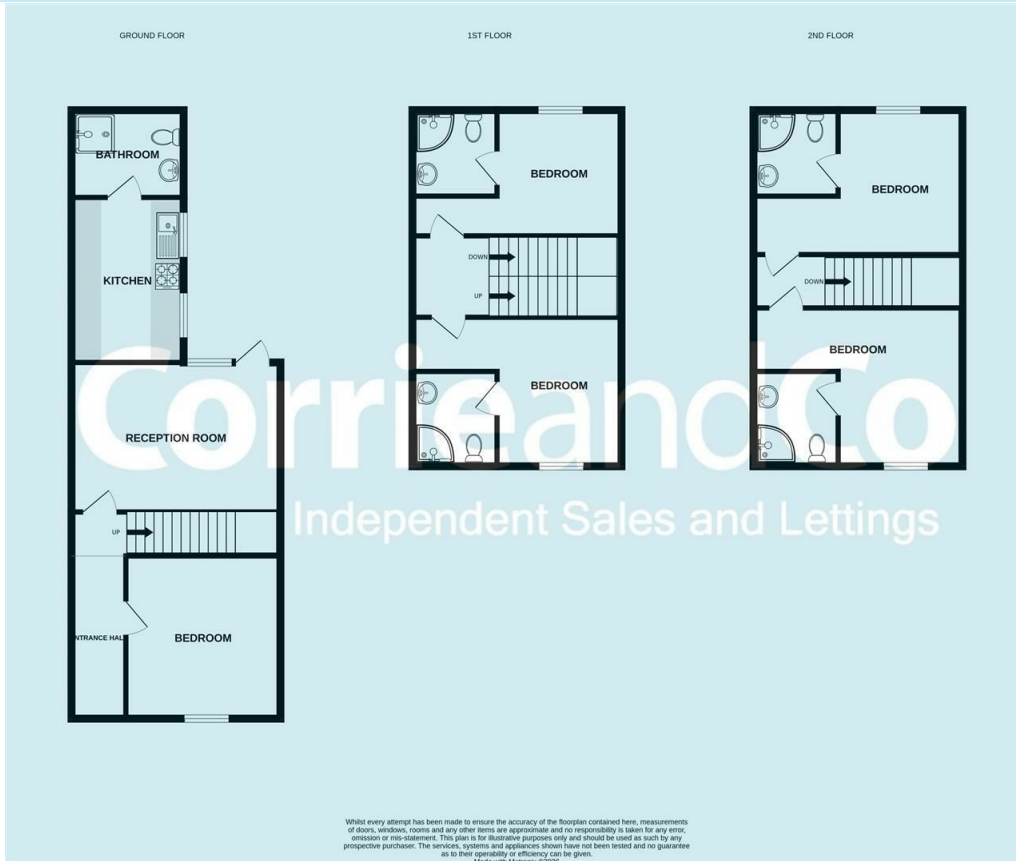
Road Map



Terrain Map



Floor Plan



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 whether buying or selling.

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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	87
		EU Directive 2002/91/EC	