



Flats 1 & 2 67 Greengate Street

Barrow-In-Furness, LA14 1EZ

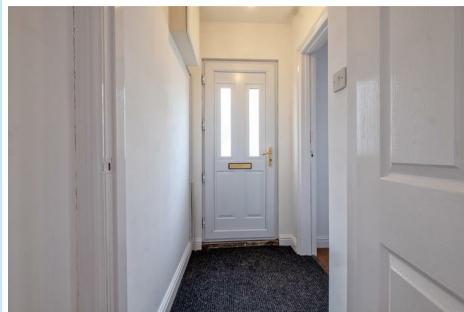
Offers In The Region Of £130,000



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An excellent investment opportunity. This block of two freehold flats is offered for sale and would make an ideal addition to a growing portfolio. The building comprises a one bedroom ground floor flat and a two bedroom first floor flat which has the added benefit of being currently tenanted (to be sold with the tenant in situ).

Upon entering the ground floor flat there is a vestibule which leads to the lounge and bedroom, both of which are neutrally decorated with fitted carpeting. The lounge benefits from a feature fireplace and access to the kitchen. The kitchen has been fitted with a good range of Oak effect wall and base cabinets with black laminate worktops and metallic handles. There is ample space for white goods and a dining set. The shower room has been fitted with a three piece suite comprising a corner shower, close couple WC and pedestal sink.

The first floor flat benefits from independent side access with internal staircase to the first floor landing/hallway. The hallway leads to all rooms. The the accommodation comprises a lounge, kitchen diner, two bedrooms and a bathroom. The flat is currently let and to be sold with a tenant in situ.

Flat One

Lounge

14'9" x 15'10" (4.52 x 4.85)

Kitchen Diner

7'10" max 4'5" min x 28'11" max
(2.41 max 1.35 min x 8.83 max)

Bedroom

13'5" x 15'4" (4.11 x 4.68)

Bathroom

9'11" x 4'3" (3.04 x 1.30)

Flat Two

Lounge

10'5" x 15'11" (3.20 x 4.87)

Kitchen

8'0" x 14'9" (2.44 x 4.51)

Bedroom One

8'5" x 14'0" (2.57 x 4.27)

Bedroom Two

11'0" x 7'6" (3.37 x 2.30)

Bathroom

10'11" x 5'5" (3.35 x 1.67)



- Excellent Investment Opportunity
 - Double Glazing
 - Convenient Location
 - Flat 2 Tenant in Situ
- Two Self Contained Flats
 - Gas Central Heating
 - Close to BAE Systems
 - Council Tax Band - A



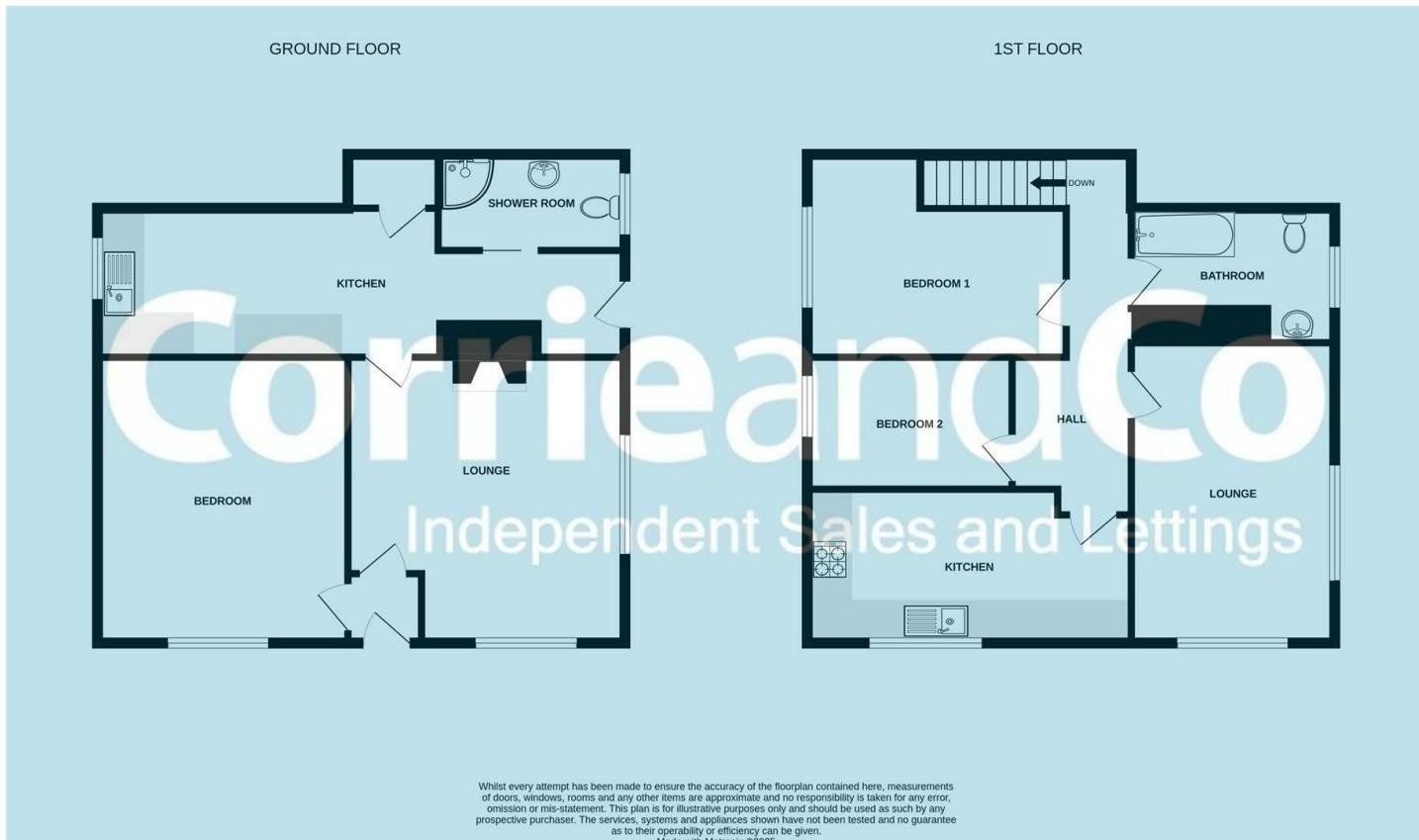
Road Map



Terrain Map



Floor Plan



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