



36 York Street

Barrow-In-Furness, LA14 5HY

Offers In The Region Of £159,950



36 York Street

Barrow-In-Furness, LA14 5HY

Offers In The Region Of £159,950



Deceptive terrace house with attached fish and chip shop. Investment property attached is well presented. Entrance hall, lounge, fitted breakfast kitchen with appliances Long established, successful, trading business Most competitively priced, a "going concern" with fixtures and fittings included. Independent access into the shop. Versatile usage for other businesses, eg. dog grooming, playroom etc. Excellent home and business.

CHIP SHOP

UPVC double glazed door from Bedford Street.

Shop

15'5" x 7'4" (4.70 x 2.24)

UPVC double glazed window. Fully equipped, fully tiled, fluorescent lighting and an extractor fan. Stainless steel three pan 'Ellidge & Fairley' range, with glazed top hot boxes, bain-marie (4), serving counter and drinks fridge.

Prep Room

6'6" x 7'2" (2.0 x 2.20)

With UPVC opaque double glazed window. Stainless steel twin sink, drainer sink unit, fiver ring gas hob, fridge, cladding to the wall and an extractor fan.

Store / Prep Room

23'7" x 6'6" (7.20 x 2.0)

With external UPVC door to the rear. Vanity basin three phase electric, fish freezer, two upright fridges chipper, integral cloaks/WC. Internal door to the house.

Ground Floor WC

ACCOMMODATION DESCRIPTION

Lounge

10'9" x 10'2" (3.30 x 3.10)

The lounge has been well presented and has been neutrally decorated with painted walls and wood effect flooring. The room boasts picture rails, covings and a feature fire place with an inset, hearth and grey painted surround.

Kitchen

12'9" x 10'5" (3.90 x 3.20)

The kitchen has been fitted with wood effect wall and base units with dark wood effect work surfaces. The integrated appliances include a single oven, electric hob and breakfast bar area with additional space for freestanding appliances.

First Floor Landing

extends to 12'9" (extends to 3.90)

With UPVC opaque double glazed window.

Bedroom One

11'1" x 13'9" (3.40 x 4.20)

With front facing UPVC double glazed windows and laminate flooring.

Bedroom Two

12'9" x 8'6" (3.90 x 2.60)

With rear facing UPVC double glazed windows and a cupboard with a Alpha gas boiler.

Bedroom Three

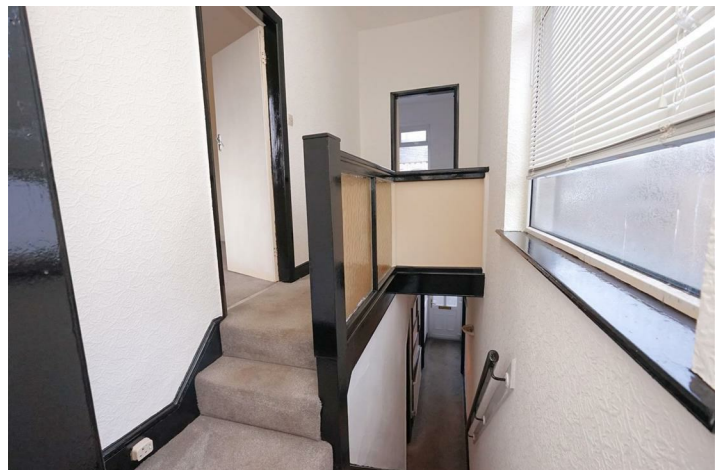
7'10" x 6'2" (2.40 x 1.90)

With UPVC double glazed window facing the rear.

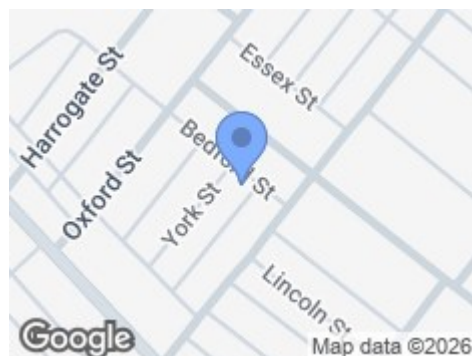
Bathroom

7'6" x 4'7" (2.30 x 1.40)

With UPVC opaque double glazed windows. It has been fitted with a traditional three piece suite comprising of a low level flush WC, pedestal sink and a bath with an over bath thermostatic shower attachment.



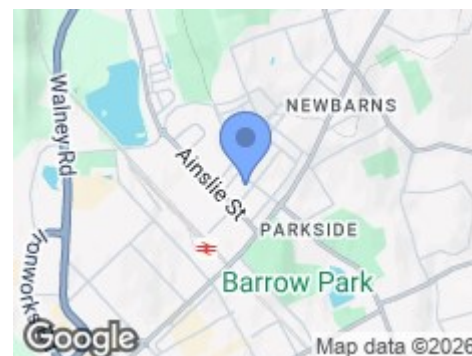
Road Map



Hybrid 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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

