

General

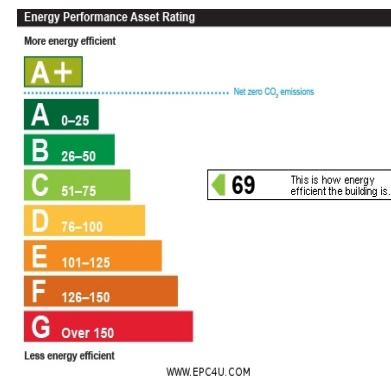
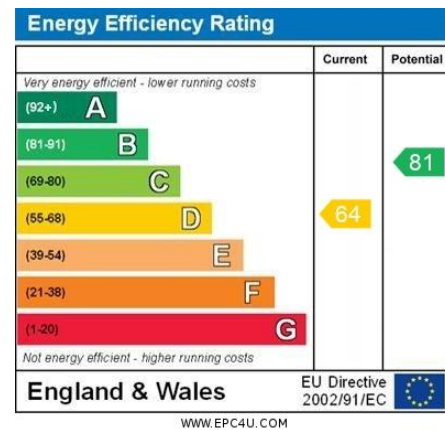
Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

VIEWINGS

Key Accompanied

Draft Particulars subject to clients approval.



Tenure
Freehold

Council Tax Band
A

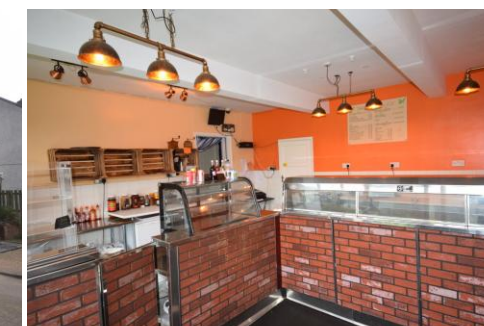
Contact Details

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Middle Field | Barrow-in-Furness | LA14 4AU

Asking Price £220,000

- Detached Home With Attached Commercial Unit/Takeaway
- Popular Residential Area
- Ideal Business Venture
- Hall, Lounge, Kitchen/Diner
- 2 Bedrooms, Study/Office, Bathroom

- Central Heating, Double Glazing
- Mature Front/Rear Gardens
- Spacious Shop/Unit/Takeaway
- Prep Room, Storage
- Council Tax Band A



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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

Well, what a great opportunity to purchase a family home with a commercial unit right on your door step!! We are bringing to the market this detached home with an attached commercial property (recently a bakery). The property would suit an entrepreneur looking to start a new business venture. The property comprises of entrance hallway giving access to a spacious lounge and fitted kitchen/diner. To the 1st floor the property has 2 bedrooms with a door leading to a further room/office and family bathroom. The property benefits from central heating, double glazing, mature gardens to front/rear with a lean to style store area and paved seating area. The commercial unit is attached to the property and offers a good size front waiting area, counters, cooking range etc, prep room, store room and large store room leading to the rear. The vendor would negotiate a price for any extra fillings, ovens, fridges etc. Viewings are recommended as our vendors are retiring.

SERVICES

Gas, Water, Telephone, Electric and Drainage.

FRONTAGE

Access gate to front garden with lawned area, plants/shrubs, side access and double glazed door.

ENTRANCE HALL

Tiled flooring, radiator, under stairs storage, stairs to 1st floor and doors to-

LOUNGE

12' 3" x 13' 1" (3.75m x 4.01m)

Double glazed window, radiator, double glazed patio doors to rear, feature fire surround with coal effect fire.

KITCHEN/DINER

13' 0" x 12' 2" (3.97m x 3.72m)

Double glazed windows, door to side, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer and storage cupboard.

REAR HALLWAY

Door to rear garden, door to workshop and door to shop.

SHOP

18' 1" x 16' 9" (5.52m x 5.11m)

Double glazed windows, display, door to front, fully fitted shop with cooking range fridges, counters, ovens, worktops, tiled splash and door to prep room.

PREP ROOM

7' 10" x 12' 0" (2.39m x 3.68m)

Double glazed frosted window, stainless steel sink unit with mixer taps, hand wash basin with taps, tiled splash and open to storage room.

STORAGE ROOM

6' 1" x 8' 6" (1.86m x 2.61m)

Door to rear.

LANDING

Double glazed window, access to loft and doors to-

BEDROOM 1

12' 3" x 13' 1" (3.75m x 3.99m)

Double glazed windows and radiator.

BEDROOM 2

6' 4" x 13' 1" (1.95m x 4.01m)

Double glazed window, radiator and door to office/study.

OFFICE/STUDY

5' 8" x 11' 5" (1.73m x 3.49m)

Double glazed window, storage cupboard and radiator.

BATHROOM

Double glazed frosted windows, 3 piece suite with low level WC, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled splash, spotlight ceiling and laminate flooring.

GARDEN

Rear enclosed mature garden with plants/shrubs, lawned area, side access gate and storage shed.

