

#### BEDROOM 4

11' 4" x 14' 6" (3.47m x 4.43m)

Double glazed window and radiator

#### BEDROOM 5

8' 5" x 10' 8" (2.59m x 3.26m)

Double glazed window and radiator

#### HALL AREA

Giving access to –

#### BEDROOM 6

14' 0" x 9' 9" (4.29m x 2.98m)

Double glazed window and radiator

#### WASH ROOM/UTILITY ROOM

9' 6" x 10' 3" (2.90m x 3.14m)

Double glazed window, Belfast style sink with taps and boiler

#### BATHROOM

11' 9" x 6' 10" (3.60m x 2.10m) Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath, tiled splash and radiator

#### REAR YARD

Large rear yard with access gate

#### VIEWINGS

Key accompanied

Draft particulars subject to client's approval

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

#### AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £30.00 Inc VAT  
\*\*This is non refundable once the AML check has been carried out\*\*

#### 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.

#### Tenure

Freehold

#### Council Tax Band

A

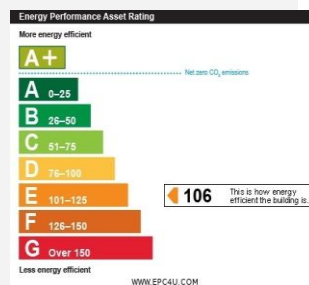
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# ROSS

## Estate Agencies



**Cavendish Street | Barrow-in-Furness | LA14 1SB**

**Asking Price £185,000**

- Calling All Entrepreneurs
- Ideal Takeaway, Residential Unit
- Kitchen With All Appliances
- Large Seating Area To The Front
- Spacious Living Accommodation
- Several Rooms, Lounge, 2 Bathrooms
- 6 Bedrooms, Utility Rooms
- Some Double Glazing, Central Heating, Rear Yard
- Vacant Possession
- Council Tax Band A

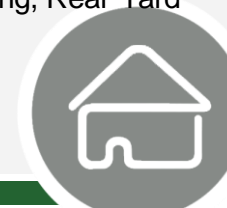


**ROSS** Estate Agencies

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## Property Description

We are pleased to bring to the market this ideal business venture with a ready to walk into takeaway with all kitchen appliances and cooking equipment, large waiting area with front large display windows, prep room, food room with a mezzanine with 2 rooms, spacious accommodation with lounge, dining room, 2 bathrooms, 6 bedrooms and utility wash room. The property benefits from some double glazing, central heating, rear yard and cloaks/w.c. The property is priced to sell and would suit a variety of buyers looking for a new business venture and is also being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### SHOP

**13' 7" x 24' 6" (4.15m x 7.48m)**

Double glazed door, 4 double glazed large windows, seating area, display counter and door to hall area

### HALL AREA

Stairs to first floor and doors to –

### KITCHEN

**25' 10" x 16' 7" (7.89m x 5.06m)**

Double glazed door to rear, large kitchen cooking area with all kitchen equipment, cookers/ranges, worktops, 2 double glazed frosted windows, stainless steel sink unit and fridge

### STORE ROOM

Door to rear yard, window, worktops, shelving and door to ground floor cloaks/wc

### GROUND FLOOR CLOAKS/WC

Window, hand wash basin and low level wc

### PREP ROOM

**25' 5" x 14' 2" (7.75m x 4.33m)**

Window, door to rear and stairs to store room

### ROOM 1

**24' 3" x 13' 6" (7.40m x 4.13m)**

Window, shelving and door to Room 2

### ROOM 2

**14' 9" x 11' 5" (4.51m x 3.50m)**

Window and fireplace

### GROUND FLOOR ROOM

**13' 4" x 10' 4" (4.07m x 3.17m)**

Double glazed window, radiator and storage cupboard

### FIRST FLOOR

#### LANDING

Radiator, double glazed window, spindle balustrade, spindle staircase to second floor and doors to –

#### LOUNGE

**17' 1" x 14' 7" (5.22m x 4.46m)**

Double glazed windows, radiator, picture rail, coved ceiling and door to study/office

### STUDY/OFFICE

**8' 6" x 10' 9" (2.60m x 3.29m)**

Double glazed window and radiator

### BEDROOM 1

**14' 2" x 14' 4" (4.34m x 4.37m)**

Double glazed window, radiator and storage cupboard

### BEDROOM 2

**9' 2" x 10' 2" (2.80m x 3.10m)**

Double glazed window, radiator and storage cupboard

### BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps/shower head, part tiled splash walls, tiled flooring and radiator

### SECOND FLOOR

Spindle staircase/balustrade, double glazed window, borrowed frosted window, access to loft and doors to –

### BEDROOM 3

**14' 7" x 16' 10" (4.46m x 5.15m)**

Double glazed windows and radiator

