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INDEPENDENT SALES & LETTING AGENTS



36 York Street

Barrow-In-Furness, LA14 5HY

Offers In The Region Of £169,000



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A most deceptive terrace house with attached fish and chip shop. Long established, successful business with accounts available (in confidence). Most competitively priced, a "going concern" with fixtures and fittings included. Independent access into the shop from Bedford Street. Investment property attached is well presented. Entrance hall, lounge, fitted breakfast kitchen with appliances. The shop only trades for 11 and a half hours a week. 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, five 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.

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.



