







BB18 6UN

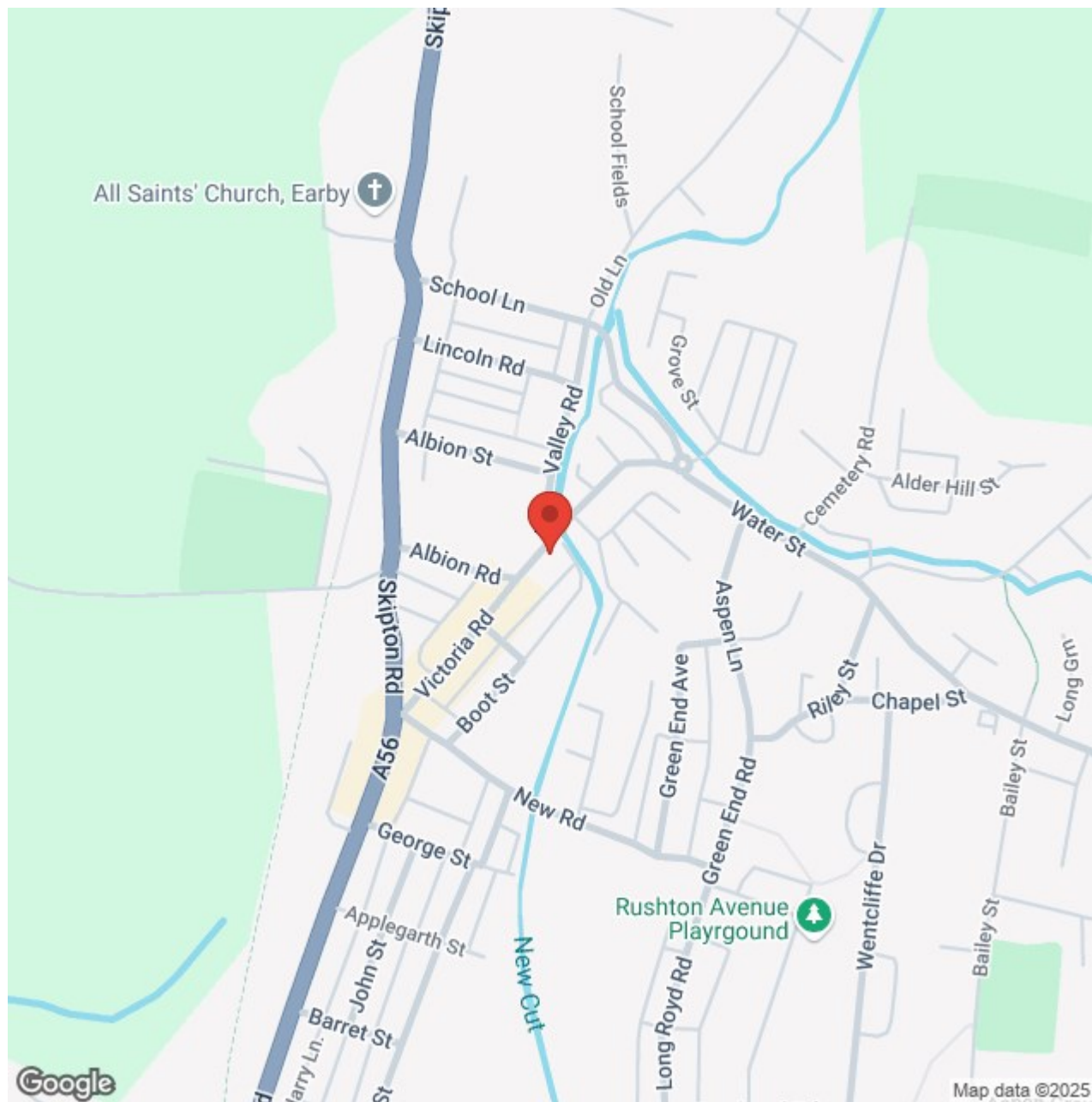
## Victoria Road, Earby, Barnoldswick Offers In The Region Of £199,950

- GROUND FLOOR COMMERCIAL PROPERTY • FIRST FLOOR RESIDENTIAL PROPERTY • £1300 PCM TOTAL INCOME • NO CHAIN

A great opportunity to acquire this building, the ground floor is set out as a shop and the first floor you will find one bedroomed apartment. Located in the heart of Earby. The property achieves £1300 per month via the ground floor shop and first floor apartment. Briefly comprising of two spacious rooms on the ground floor. To the first floor you will find lounge / kitchen, bathroom and a bedroom. Also having a rear enclosed yard. Early viewings are advised to avoid disappointment.









## Lancashire

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### GROUND FLOOR

#### SHOP - GROUND FLOOR

#### ROOM ONE 17'9" x 13'10" (5.426m x 4.224)

Set out with as a serving area / with a till.

#### ROOM TWO 16'1" x 12'6" (4.917m x 3.830m)

With fitted kitchen facilities.

### FIRST FLOOR

The apartment is located on the first floor and access via a staircase to the rear elevation.

#### LOUNGE / KITCHEN 16'10" x 14'2" (5.14m x 4.33m)

Having a fitted kitchen area and sitting room.

#### BEDROOM ONE 11'4" x 14'6" (3.46m x 4.42m)

A room of double proportions having 1x radiator and a uPVC double glazed window.

### BATHROOM

Having a push button w.c, pedestal sink, shower cubicle, 1x radiator and a uPVC double glazed frosted window.

### PUBLISHING

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OUTSIDE









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