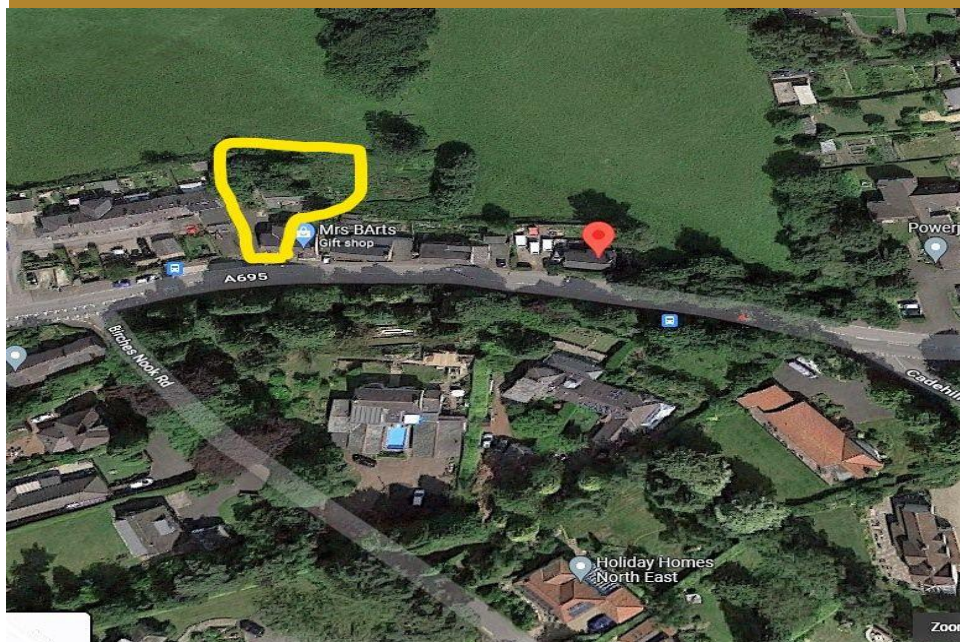


COPELAND RESIDENTIAL

SALES & LETTINGS



Arnside House, Stocksfield, ne437jp

Asking Price

£275,000

- Commercial Unit With Land Available
- Potential For Development
- Unit Requires Modernisation
- Outbuildings To The Rear
- Prime Location
- Two Double Bedrooms



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PRIME LOCATION/MODERNISATION REQUIRED/POTENTIAL FOR DEVELOPMENT. We welcome to the market this two bedroom semi-detached commercial unit with large drive, outbuildings and land. Currently a butcher's shop which has been in the family for over 100 years, the property has great potential for modernisation and development. The unit is large enough to be converted into two bedroom house or a pair of flats were as the land to the rear is prime for development (SUBJECT TO PLANNING CONSENT). Property briefly comprising of:

Main Unit: Entrance lobby/hall, main shop, back room and kitchen to the ground floor. Two double bedrooms and bathroom to the first floor.

Exterior: Large drive, outbuildings and sizeable land

Approx size of plot - 15,000sqft (1,400m²)

YELLOW OUTLINE ON BIRDS EYE VIEW OF PROPERTY IS A ROUGH ESTIMATE AND IS NOT TO SCALE.

Room Descriptions

Entrance Lobby/Hall

Carpeted, offering access to shop and separate hall.

Shop Floor 14'2 x 13'4 (4.34m x 4.10m)

Industrial vinyl flooring with panelled walls and ceiling, currently used as shop floor for butchers, double glazed window.

Back Room 14'5 x 11'5 (4.43m x 3.52m)

Industrial vinyl flooring with panelled walls and ceiling, under stairs storage space, double glazed window.

Kitchen 11'2 x 9'9 (3.43m x 3.04m)

Tiled flooring, two single glazed wood framed windows, wooden door accessing the rear exterior.

First Floor Landing 15'2 x 6'2 (4.65m x 1.89m)

Carpeted, access to two bedrooms and bathroom, storage cupboard.

Bedroom One 14'4 x 16'0 (4.39m x 4.89m)

Carpeted, two single glazed wood framed windows.

Bedroom Two 14'9 x 9'5 (4.57m x 2.90m)

Carpeted, single glazed wood framed window.

Bathroom 11'6 x 10'0 (3.55m x 3.07m)

Carpeted, toilet, wash basin, panelled bath, single glazed wood framed window, built in cupboards.

Exterior

Large tarmac drive running alongside the main unit to the rear, several outbuildings and sizeable plot of land.



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