

Ground Floor
Approx. 65.4 sq. metres (704.4 sq. feet)



First Floor
Approx. 50.6 sq. metres (544.7 sq. feet)



Second Floor
Approx. 58.4 sq. metres (629.0 sq. feet)



Total area: approx. 174.5 sq. metres (1878.1 sq. feet)

DIRECTIONS

Entering Barrow via Abbey Road towards Ramsden Square, turn left at the traffic lights by the Duke of Edinburgh into Rawlinson Street. Turn left at the Greengate Street traffic lights and it can be found on your right-hand side, on the corner of Sutherland Street.

The property can be found by using the following "What Three Words": <https://w3w.co/jokes.hills.cotton>

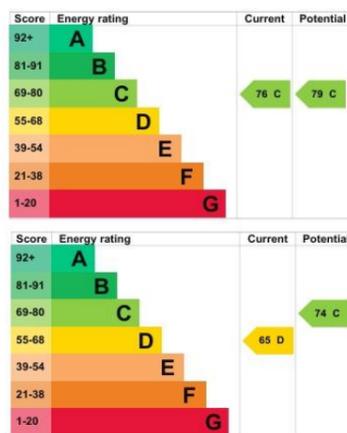
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

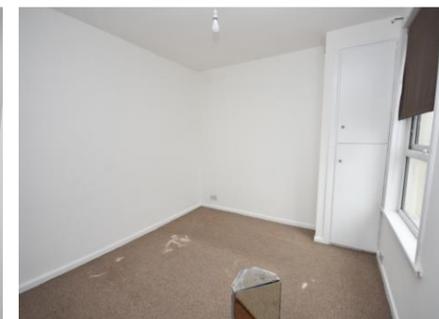


Estate Agency Act 1979

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£210,000



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**98 A, B & C Greengate Street,
Barrow-in-Furness, LA14 1BG**

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Incredible investment opportunity to acquire a three-storey building with three, 2-bedroomed, self-contained flats situated in this popular accessible location of Greengate Street, close to Barrow town centre and within walking distance to amenities; including local shops, schools, regular bus routes and Barrow train station, as well as the area's largest employer, BAE Systems. Modern fittings along with contemporary lighting making this a tempting purchase. Accommodation for each flat briefly comprises of lounge/kitchen, two bedrooms and bathroom. Flat A has its own front corner entrance door from Greengate Street/Sutherland Street, rear store and cellar. Flats B & C have shared door and unheated stairway to the individual entrance doors. All flats are complete with combination boiler, gas central heating system and uPVC double glazing. This property is suited to the investment buyer.



FLAT A

ENTRANCE VESTIBULE

Entrance door. Door to:

LOUNGE/KITCHEN

14' 0" x 15' 9" (4.27m x 4.8m) (including Vestibule)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink with drainer and splash back tiling. Gas hob, extractor hood, electric oven and plumbing for washing machine. Wood laminate flooring and space for fridge. Radiator and two uPVC double windows to front and side.

Door to:

INNER HALLWAY

Doors to two bedrooms, rear store, bathroom and cellar.

BEDROOM

9' 2" x 12' 0" (2.79m x 3.66m)

UPVC double glazed window to side and radiator.

BEDROOM

10' 0" x 9' 9" (3.05m x 2.97m)

Wood laminate flooring, radiator and uPVC double glazed window to side.

BATHROOM

Three piece suite comprising of WC, wash hand basin and bath with shower above. Tiling to walls, wood laminate flooring and heated towel rail. Cupboard housing combination boiler for heating and hot water system and uPVC double glazed window to side.

REAR STORE

Communal storage area and external door to rear service lane.

FLAT B

ENTRANCE VESTIBULE

Access to all rooms.

LOUNGE/KITCHEN

16' 1" x 13' 5" (4.91m x 4.10m) max

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink with drainer and splash back tiling. Gas hob, extractor hood, electric oven and plumbing for washing machine. Wood laminate flooring and space for fridge. Radiator and two uPVC double windows to front and side. Door to:

BEDROOM

7' 7" x 9' 7" (2.31m x 2.92m)

UPVC double glazed window to side and further storage cupboard.

Radiator and cupboard housing combination boiler for heating and hot



BEDROOM

11' 5" x 5' 10" (3.48m x 1.78m)

Radiator and uPVC double glazed window to side.

BATHROOM

Three piece suite in white comprising of WC, wash hand basin and bath with shower above.

FLAT C

ENTRANCE VESTIBULE

Access to all rooms.

LOUNGE/KITCHEN

16' 0" x 13' 5" (4.88m x 4.10m) (max)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink with drainer and splash back tiling. Gas hob, extractor hood, electric oven and plumbing for washing machine. Wood laminate flooring and space for fridge. Radiator and two uPVC double windows to front and side. Door to:

BEDROOM

10' 3" x 9' 10" (3.12m x 3m)

Radiator and uPVC double glazed window to side.

BEDROOM

11' 5" x 5' 9" (3.48m x 1.75m)

UPVC double glazed window to side, radiator and cupboard housing combination boiler for heating and hot water system.

BATHROOM

Three piece suite in white comprising of WC, wash hand basin and bath with shower above.

EXTERIOR

External access for all three flats to rear store accessed from rear service lane.

