

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 16 Hartington Street

Barrow-In-Furness, LA14 5SL

Offers In The Region Of £170,000



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This spacious six-bedroom mid-terrace property offers excellent potential for investors, developers, or buyers seeking a substantial project in a highly convenient location. Situated within easy reach of the town centre and a wide range of local amenities, the property benefits from strong connectivity and everyday convenience.

Previously used as a residential dwelling, the property is currently registered under commercial status but offers the opportunity to revert back to residential use (subject to the necessary consents). Internally, the accommodation is generously proportioned and arranged over multiple levels, providing ample space for reconfiguration or refurbishment to suit a variety of needs.

While the property requires modernisation and improvement throughout, it presents a fantastic opportunity to add value and restore it to its former residential use. Externally, there is an enclosed yard to the rear, offering useful outdoor space with further potential for enhancement.

An ideal project property in a sought-after, central location with significant scope and flexibility.

### Lounge

12'7" x 12'2" (3.84 x 3.71)

### Reception Room

10'8" x 10'0" (3.26 x 3.07)

### Ground Floor WC

6'7" x 3'10" (2.01 x 1.19)

### Kitchen/Diner

10'0" x 16'10" (3.06 x 5.15)

### Bedroom One

8'4" x 13'2" (2.56 x 4.03)

### Bedroom Two

8'5" x 9'10" (2.57 x 3.02)

### Bedroom Three

12'5" x 14'4" (3.79 x 4.39)

### Bedroom Four

6'9" x 12'3" (2.08 x 3.75)

### Bedroom Five

10'4" x 6'8" (3.15 x 2.05)

### Bathroom

6'10" x 5'2" (2.09 x 1.58)

### Bedroom Six

15'11" x 14'5" (4.86 x 4.41)

### Kitchen

9'6" x 14'6" (2.90 x 4.44)

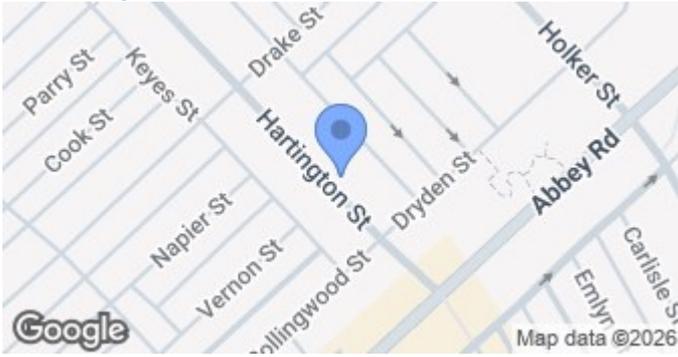


- No Offers Conditional On Planning Permission
  - Currently Commercial Status
    - Six Bedrooms
    - Gas Central Heating

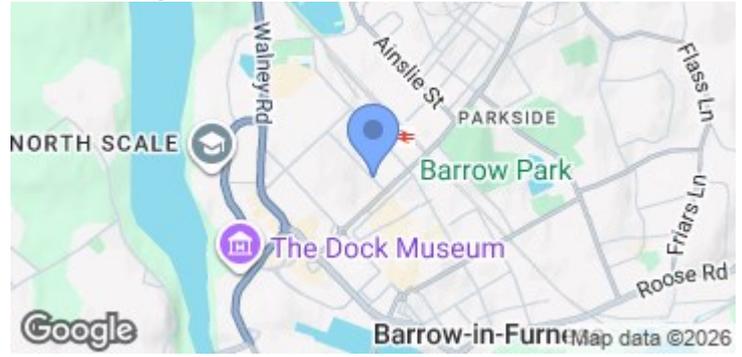
- Vacant
  - Private Yard To Rear
  - Close To Local Amenities
  - Double Glazing



## Road Map



## Terrain Map



## Floor Plan



**We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.**

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |