



## 36 York Street

Barrow-In-Furness, LA14 5HY

Deceptive terrace house with attached fish and chip shop. Investment property attached is well presented. Entrance hall, lounge, fitted breakfast kitchen with appliances. Excellent home and business. Long established, successful, trading business Most competitively priced, a "going concern" with fixtures and fitments included. Independent access into the shop. Versatile usage for other businesses, eg. dog grooming, playroom etc. Investment property attached is well presented. Entrance hall, lounge, fitted breakfast kitchen with appliances. Excellent home and business.

**Offers In The Region Of £159,950**

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- Established and Successful Business
- Great Home and Business
- Gas Central Heating
- Competitively Priced
- No Chain
- Council Tax Band - A
- Investment Property
- Double Glazing

## CHIP SHOP

### Shop

15'5" x 7'4" (4.70 x 2.24)

### Prep Room

6'6" x 7'2" (2.0 x 2.20)

### Store / Prep Room

23'7" x 6'6" (7.20 x 2.0)

### Ground Floor WC

## ACCOMMODATION DESCRIPTION

### Lounge

10'9" x 10'2" (3.30 x 3.10)

### Kitchen

12'9" x 10'5" (3.90 x 3.20)

## First Floor Landing

extends to 12'9" (extends to 3.90)

### Bedroom One

11'1" x 13'9" (3.40 x 4.20)

### Bedroom Two

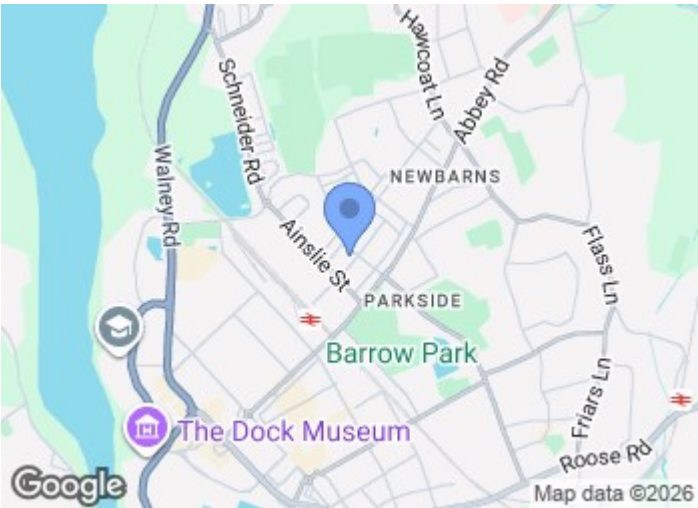
12'9" x 8'6" (3.90 x 2.60)

### Bedroom Three

7'10" x 6'2" (2.40 x 1.90)

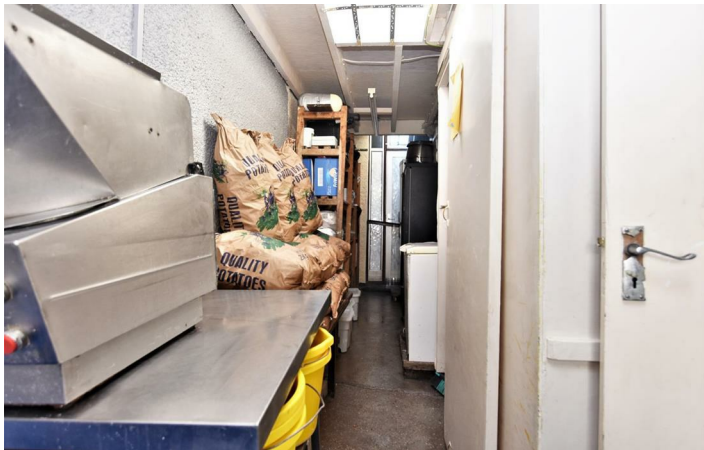
### Bathroom

7'6" x 4'7" (2.30 x 1.40)

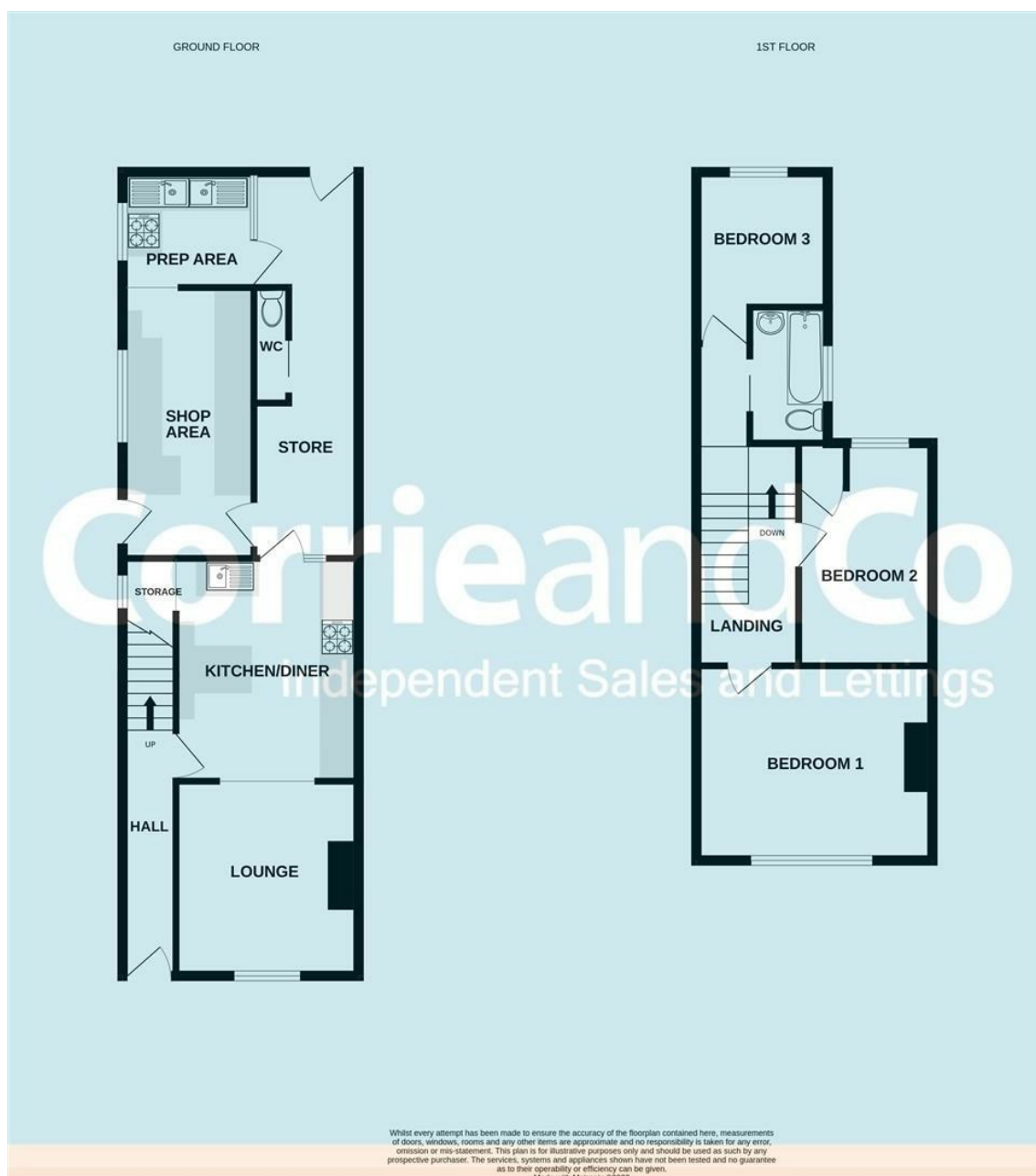


## Directions





## Floor Plan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

