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INDEPENDENT SALES & LETTING AGENTS

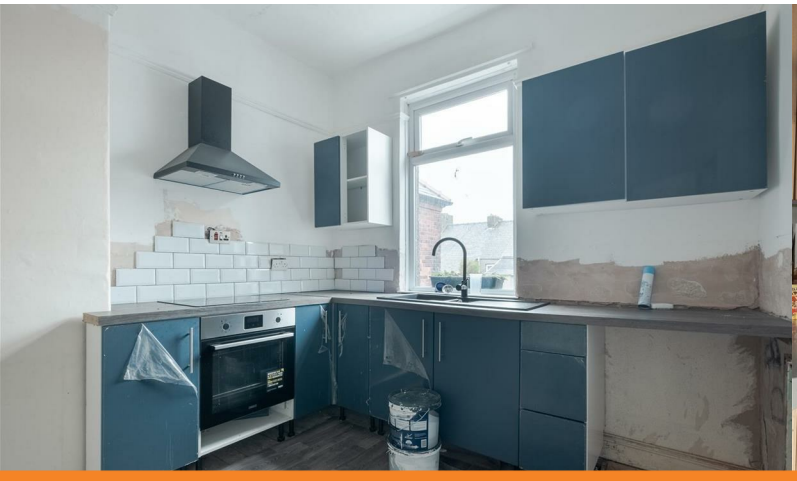


1A & 1B St. Patricks Road

Barrow-In-Furness, LA14 2PX

Offers In The Region Of £200,000

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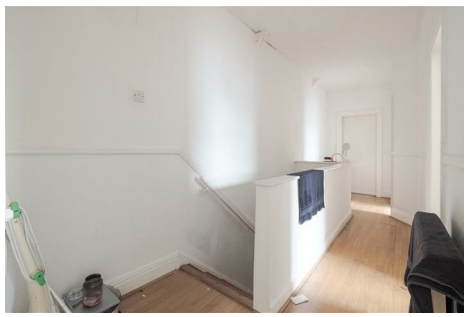
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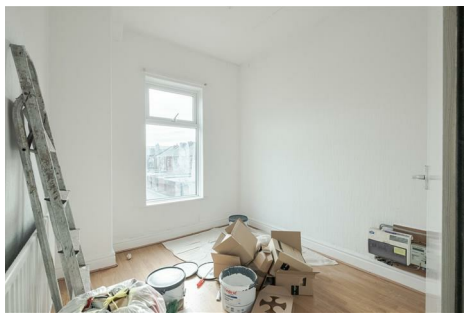
1A & 1B St. Patricks Road

Barrow-In-Furness, LA14 2PX

Offers In The Region Of £200,000







This property is a great investment for all landlords. Four contained flats within one building. The property is located close to BAE Systems, transports links and the local town centre. Two of the flats are currently tenanted and can be sold with the tenants in situ and the other two are empty. The flats are in needs off some modernisation. A rare chance to acquire this property, early viewings is strongly recommended to avoid missing out.

This property has four flats within the building. Flat 1A has two flats inside (1a ground and 1a first floor) both off these flats have one bedroom, reception room and bathroom. Each flat comes with tenants in situ.

Flat 1B had two flats inside (1b ground and 1b first floor) The ground floor flat has one bedroom, one reception room and one bathroom. The first floor flat has two floors with three bedrooms inside, two reception rooms and one bathroom.

Both flats do require modernisation, the potential with the building is vast with each property ready to put your own stamp on.

The EPC for each property -

1A Ground Floor (E)
1A First Floor (D)
1B Ground Floor (D)
1B First Floor (E)

1B Ground Floor

Reception
11'8" x 15'1" (3.58 x 4.62)

Kitchen
11'6" x 7'10" (3.52 x 2.39)

Shower
6'2" x 7'4" (1.88 x 2.24)

Bedroom
8'2" x 12'4" (2.51 x 3.77)

1A Ground Floor

Bathroom
8'10" x 6'6",101'8" (2.70 x 2,31)

Reception
12'2" x 11'10" (3.72 x 3.61)

Kitchen
9'0" x 7'8" (2.76 x 2.35)

Wc
2'7" x 4'11" (0.81 x 1.51)

Bedroom
13'10" x 7'7" (4.22 x 2.33)

Flat 1 Upper Floor

Kitchen
8'8" x 9'0" (2.66 x 2.76)

Bedroom
9'0" x 8'2" (2.76 x 2.49)

Bedroom
8'2" x 9'0" (2.49 x 2.76)

Wc
5'1" x 2'6" (1.56 x 0.78)

Bathroom
6'3" x 8'11" (1.92 x 2.74)

Bedroom
6'11" x 10'0" (2.12 x 3.06)

Reception
11'11" x 14'6" (3.65 x 4.42)



- Four Flats
- Spacious Rooms
- Close To Local Transport Links
- Council Tax Band - A
- Modernisation needed.
- Great Investment Opportunity.
- Communal Car Park No Allocated Space

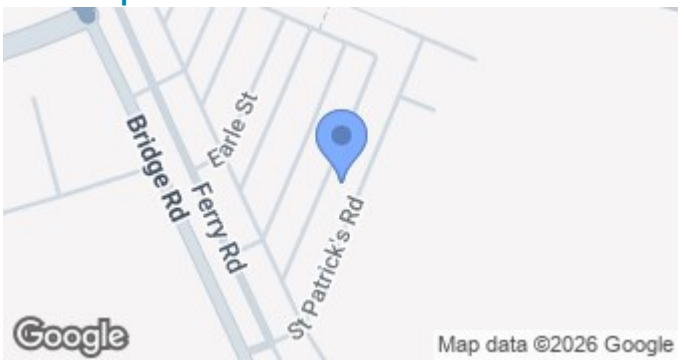




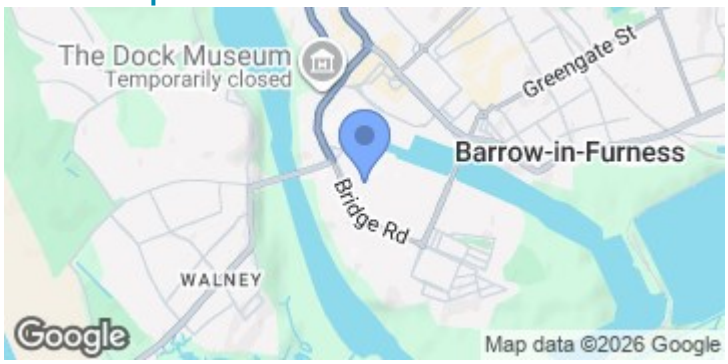




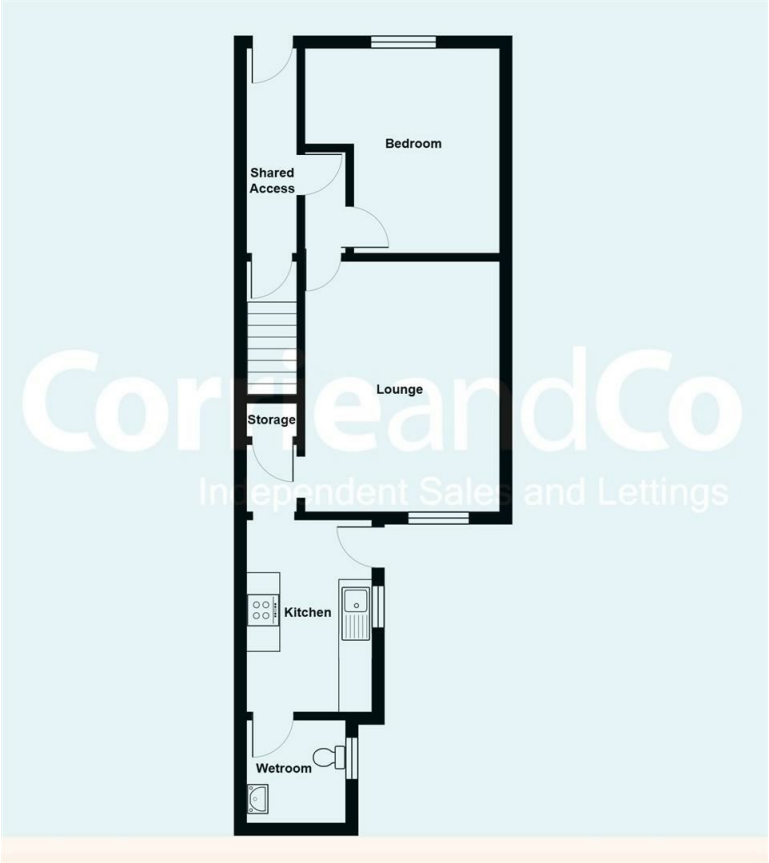
Road Map



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.

