

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 73 Mount Pleasant

Barrow-In-Furness, LA14 2DQ

Offers In The Region Of £260,000



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# 73 Mount Pleasant

Barrow-In-Furness, LA14 2DQ

## Offers In The Region Of £260,000



***A fantastic opportunity to acquire this substantial six-bedroom mid-terrace HMO, ideally positioned just a stone's throw from the town centre and excellent transport links. The property is presented in a modern, neutral style throughout and is truly turn-key. The accommodation includes a contemporary fitted kitchen and six well-appointed en-suite shower rooms, making it perfectly suited to continued use as a high-performing HMO. Alternatively, the layout also offers flexibility for conversion back to a spacious family home, subject to requirements. An excellent investment opportunity in a highly convenient and sought-after location, offering immediate income potential with minimal work required.***

Step into the entrance hall, which provides open access to the staircase, the lounge, the kitchen and Bedroom One, which benefits from its own en-suite shower room. The lounge offers a comfortable communal space, while the modern kitchen has been fitted with a range of matt grey base and wall units and features a breakfast bar for casual dining. Integrated and freestanding appliance spaces include a built-in double oven, room for two full-size fridge freezers, and plumbing for both a washing machine and dryer, making it well suited to shared living.

To the first floor, there are three generously sized bedrooms, each benefitting from its own en-suite shower room. The second floor hosts a further two bedrooms, both also served by private en-suite facilities, completing the accommodation.

Externally, the property offers a forecourt garden to the front, while to the rear is an 'L'-shaped yard providing a practical outdoor space.

[Bedroom One](#)

[Lounge](#)

[Kitchen](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bedroom Four](#)

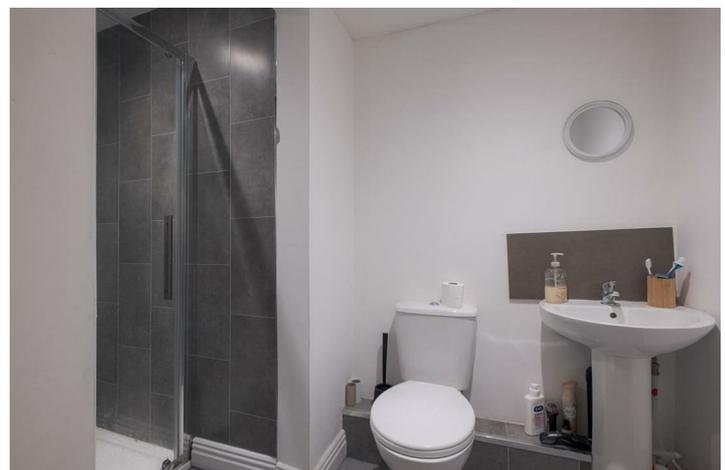
[Bedroom Five](#)

[Bedroom Six](#)



- Currently Used as a HMO
- Stone's Throw to the Town Centre
- Modern Decor & Fitments Throughout
  - 3 Storey Accommodation
  - Double Glazing

- 6 Bedrooms, 6 En Suite Shower Rooms
- Superb Investment Opportunity
  - Close to Transport Links
  - Council Tax Band - A
  - Gas Central Heating



## 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	
		70	81