

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



210 Abbey Road

Barrow-In-Furness, LA14 5LD

Offers In The Region Of £170,000



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Located on the sought after Abbey Road in Barrow-In-Furness, this end terrace property provides a unique layout and opportunity. Featuring a commercial front and ample living space behind and above. With features such as a front drive to park on, easy location to access from the main road for customers and local amenities and transport links.

This property on Abbey Road offers a unique opportunity for both commercial and residential use. On arrival, you are met with a unique frontage that retains its classic shop-style character, complemented by the convenience of off-road parking for two cars directly to the front. Entering the property leads directly into a welcoming reception space, perfectly suited for greeting guests or clients. Adjacent to this is a dedicated, professional workspace and a convenient customer WC, making the ground floor an ideal setup to continue as a studio or as a home business.

Adding to the property's impressive utility, the downstairs cellar has been fully kitted out, providing a clean and organized environment for storage. Moving toward the rear of the ground floor, the atmosphere shifts into a comfortable domestic setting. Here, you will find a dedicated dining room and a functional kitchen, creating a private hub for meals and evening relaxation away from the front workspace.

The upper floor is dedicated to spacious living and rest. There are three well-proportioned bedrooms, providing ample accommodation for family or guests. A standout feature of the first floor is the elongated lounge space, offering a generous and flexible footprint for furniture and entertainment. Completing the internal layout is the bathroom situated to the rear, ensuring privacy and convenience for the entire household.

Front of Shop

13'6" x 6'6" (4.13 x 1.99)

Shop Area

10'11" x 21'6" (3.34 x 6.56)

Reception

19'5" x 9'10" (5.93 x 3.00)

Wc

3'6" x 2'7" (1.08 x 0.80)

Kitchen Diner

10'0" x 28'9", (3.06 x 8.78,)

Bedroom One

11'0" x 11'10" (3.37 x 3.63)

Bedroom Two

7'3" x 11'8" (2.23 x 3.58)

Bedroom Three

8'8" x 8'2" (2.66 x 2.50)

Bathroom

8'9" x 10'0" (2.67 x 3.07)

Utility Area

5'10" x 12'5" (1.80 x 3.80)

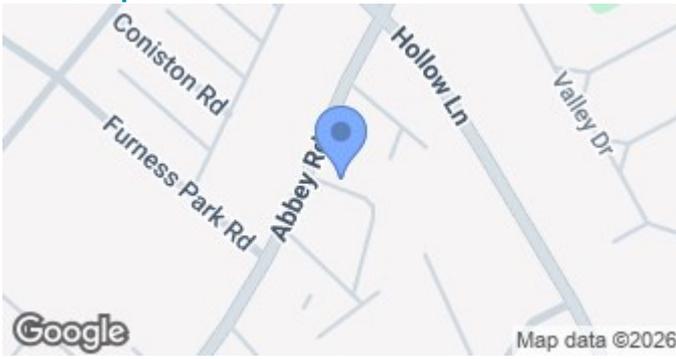
Cellar



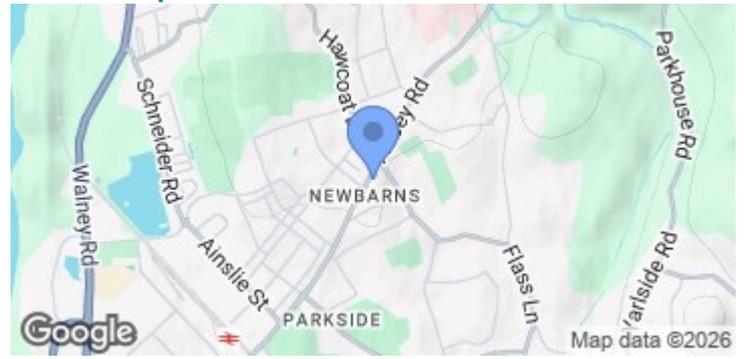
- Off Road Parking
- Cellar Space
- Close to Local Amenities
- Gas Central Heating
- Commercial Front
- Easy to Access Location
- Council Tax Band - A
- EPC -



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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	