

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 210 Abbey Road

Barrow-In-Furness, LA14 5LD

Offers In The Region Of £170,000



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# 210 Abbey Road

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## Offers In The Region Of £170,000



*Located on the sought after Abbey Road in Barrow-In-Furness, this end terrace property provides a unique versatile layout and opportunity. Featuring a commercial front and ample living space behind and above. With great benefits 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)

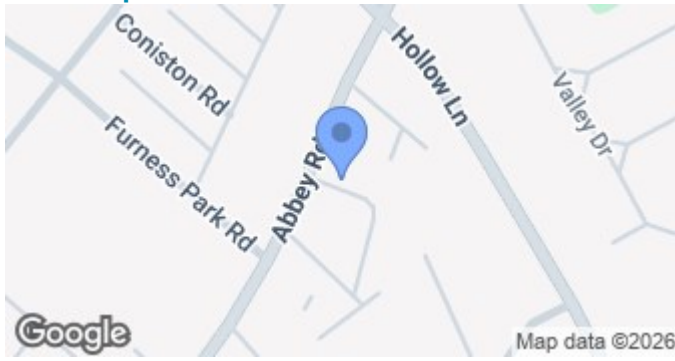
### Cellar



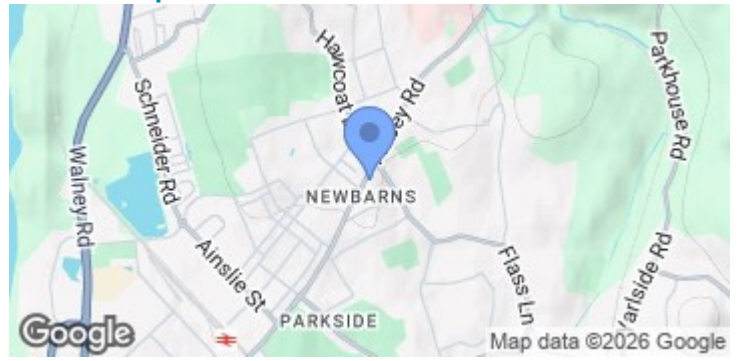
- Off Road Parking
- Cellar Space
- Close to Local Amenities
- Gas Central Heating
- Commercial Front
- Easy to Access Location
- Council Tax Band - A
- EPC - D



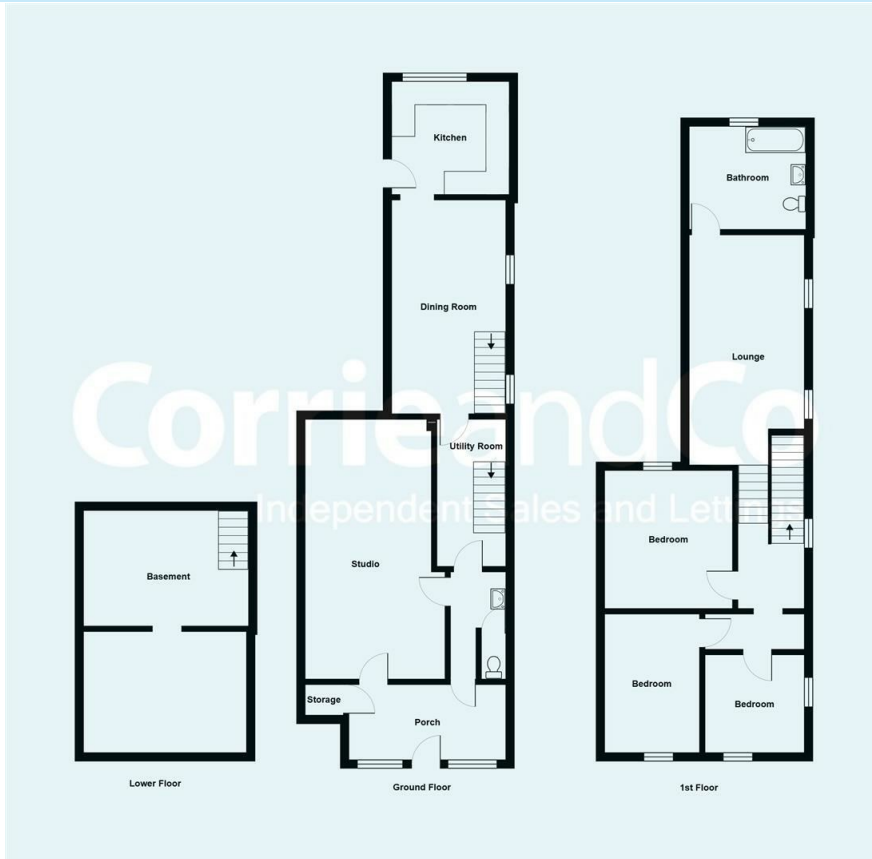
## Road Map



## Terrain Map



## Floor Plan



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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.

