



Sherborne Avenue | Barrow-in-Furness | Cumbria | LA13 0GU

- Stunning Executive Style Family Home
- Popular Residential Area
- Excellent Living Accommodation Over 3 Floors
- Hall, GF Cloaks, Bay Window Lounge
- Modern Fitted Kitchen/Diner
- 5 Bedrooms, 2 Ensuities
- Family Bathroom

Offers In Region Of £390,000

- CH, DG, Air Con, Off Road Parking
- Gardens To Front/Rear
- Council Tax Band E



Property Description

We are delighted to bring to the market this executive style detached family home in the sought after location close to local amenities, transport links, popular schools and Roose train station.

The property offers excellent family living accommodation over three floors with spacious rooms on offer.

The property has been updated and decorated to a high standard throughout and some added features throughout including a solar panel system with battery storage, electric vehicle charger which can be used from the surplus solar power and hive smart heating throughout.

Entering the property, there is a pleasant hallway giving access to a ground floor cloak/WC, spacious bay window lounge with media wall/speakers/lights, modern fitted grey kitchen/diner with built in appliances and a feature dining area. The property has a further 5 bedrooms, 2 en-suites and a family bathroom over the 2 floors.

The property benefits from central heating, double-glazing, air conditioning in the main bedroom, off road parking for several cars, double gates to rear garden, easy maintenance front

garden, enclosed rear garden with lawned area, paved seating areas, ideal party area with covered gazebo, outside kitchenette with BBQ, storage, power/lights, outside swinging hammock, raised flower beds and a shed.

Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

FRONTAGE

Easy maintenance front garden with off road parking, access to rear, electric hook-up, lawned area with plants/shrubs and double glazed door to

LOCATION

Sherborne Avenue is in Ratings Village Estate off Flass Lane close to local amenities, transport links and popular schools.

<https://what3words.com/frame.purple.trio>

VESTIBULE

Double glazed doors, storage, double glazed frosted window, understairs storage, stairs to first floor and doors to

CLOAKS/WC

Double glazed frosted window, radiator, low level WC, handwash basin with mixer taps/vanity, feature panelled walls, spotlight ceiling and tiled flooring

LOUNGE

18' 1" x 12' 7" (5.53m x 3.84m) Double glazed bay window, radiator, feature part panelled walls with spotlights, tv media wall and speakers

KITCHEN/DINER

17' 10" x 12' 0" (5.46m x 3.67m) Double glazed window, double glazed patio doors, fitted grey wall base drawer units with worktops to compliment, inset stainless steel 1 1/2 bowl sink with mixer taps, integrated double oven, 4-ring hob with extractor over, microwave, fridge freezer, dishwasher, washing machine, part tiled walls, spotlights and tiled flooring

LANDING

Spindle balustrade, spotlight ceiling, leads to second floor

BEDROOM 1

13' 5" x 10' 2" (4.09m x 3.12m) Double glazed bay window, built-in mirrored sliding door wardrobes, spotlight ceiling and door to ensuite

ENSUITE

3-piece suite, low level WC, pedestal hand wash basin with mixer taps, corner shower cubicle with double headed shower, tiled flooring, tiled splash and spotlight ceiling

BEDROOM 2

12' 2" x 5' 11" (3.71m x 1.82m) Double glazed window, radiator and part panelled walls

BEDROOM 3

9' 6" x 11' 8" (2.90m x 3.58m) Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3-piece suite, low level WC, feature hand wash basin with mixer taps/vanity unit, panelled enclosed bath with mixer taps, part tiled walls and spotlights

TOP FLOOR BEDROOM 4

16' 0" x 10' 2" (4.90m x 3.11m) Double glazed Velux windows, built-in storage, access to the loft, spotlight ceiling, air conditioning unit, double glazed door, 2 x built-in wardrobes and door to ensuite

ENSUITE

3-piece suite, low level WC, pedestal hand wash basin with mixer taps, corner shower cubicle with double headed shower, tiled flooring, tiled splash and spotlight ceiling

BEDROOM 5

8' 0" x 8' 10" (2.45m x 2.71m) Double glazed window, radiator, laminate flooring and part panelled walls

GARDEN

Rear enclosed garden with double glazed gates to front, storage shed, lawned area with paved seating area, raised flower beds, covered Gazebo with BBQ kitchen with storage, hanging bed swing, water tap and power/light

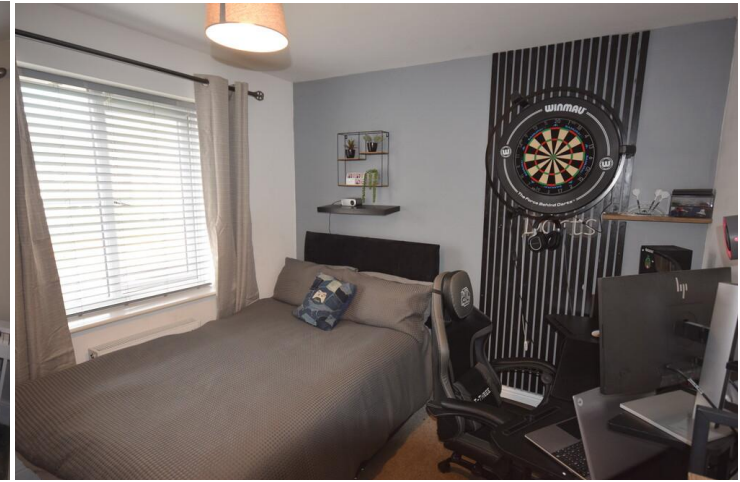
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Anti-Money Laundering checks cost - £30.00 Inc VAT ** This is non refundable once the AML check has been carried out **







Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

16-18 Cavendish Street

Barrow-In-Furness

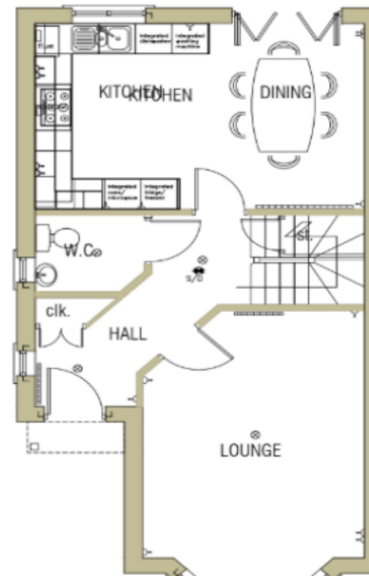
Cumbria

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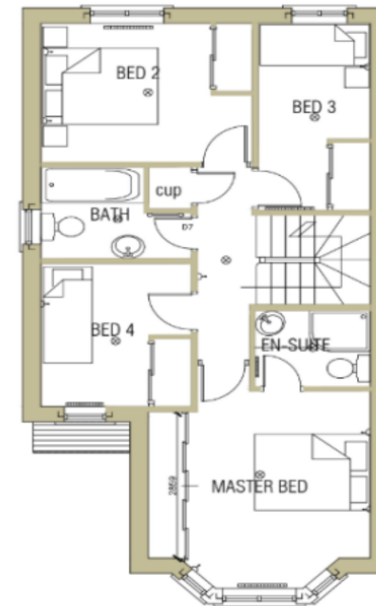
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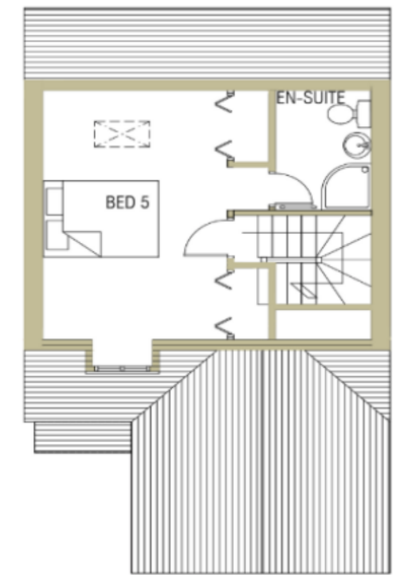
01229 825636



Lounge 17'10" x 12'0"
Kitchen/Diner 17'10" x 12'0"
Cloakroom



Bedroom 1 12'9" x 12'0"
En-Suite 6'3" x 4'11"
Bedroom 2 11'5" x 8'11"
Bedroom 3 12'0" x 6'0"
Bedroom 4 8'5" x 8'2"
Bathroom 8'2" x 5'11"



Bedroom 5 16'1" x 10'0"
En-Suite 9'9" x 5'3"

Score	Energy rating	Current	Potential
92+	A	101 A	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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