



39 Sherborne Avenue, Barrow-In-Furness, LA13 0GU
£315,000

The Property Perspective

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PROPERTY
PERSPECTIVE

Located on a modern and highly regarded development in Barrow-in-Furness, this impressive detached family home enjoys a convenient position close to a range of local amenities, including supermarkets, shops, cafés and leisure facilities. Well-regarded schools are within easy reach, making the area particularly attractive to families, while excellent road and rail links provide convenient access across Cumbria and beyond. The nearby coastline, beaches and green open spaces offer fantastic opportunities for outdoor recreation, with scenic walks and nature reserves all within easy reach.

Built in 2022 and presented in immaculate condition throughout, this superb four-bedroom detached home offers stylish and contemporary accommodation ideal for modern family living. The welcoming entrance hallway leads to a spacious dual-aspect living room featuring an electric fire and an abundance of natural light. The stunning kitchen is fitted with a comprehensive range of integrated appliances, including double ovens, induction hob, microwave, dishwasher, washing machine and fridge/freezer, complemented by an instant boiling water tap and waste disposal unit. Bi-fold doors open directly onto the beautifully landscaped rear garden, creating a seamless indoor-outdoor living space. To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room, alongside a modern family bathroom. Externally, the property benefits from a private rear garden with patio, artificial lawn and decked seating area, while the front offers driveway parking and attractive low-maintenance landscaping.

Front

GROUND FLOOR

Living Room 12'3" x 17'3" (3.74m x 5.27m)

Vinyl tiled flooring, painted and wallpaper walls, electric fire, window to front and rear, radiator.

Kitchen 17'4" x 9'0" (5.29m x 2.75m)

Wall mounted and base units, integrated double oven, induction hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, instant boil tap, insinkerstor, bi folds to garden, vinyl tile flooring

WC 3'3" x 3'11" (1m x 1.2m)

Toilet, sink, radiator, painted walls.

FIRST FLOOR

Bedroom 10'5" x 8'6" (3.19m x 2.61m)

Front facing, carpet, 2 x windows to front, integrated wardrobes, painted walls, door to en suite.

En Suite 6'10" x 5'4" (2.1m x 1.63m)

Shower, toilet, sink, UPVC panelling, tiled walls in shower, heated towel rail, radiator.

Bedroom 8'4" x 8'5" (2.56m x 2.59m)

Rear facing, carpet, window to front, painted walls, integrated wardrobes.

Bedroom 8'2" x 9'0" (2.49m x 2.75m)

Front facing, carpet, 2 x windows to front, radiator.

Bedroom 8'5" x 8'0" (2.59m x 2.44m)

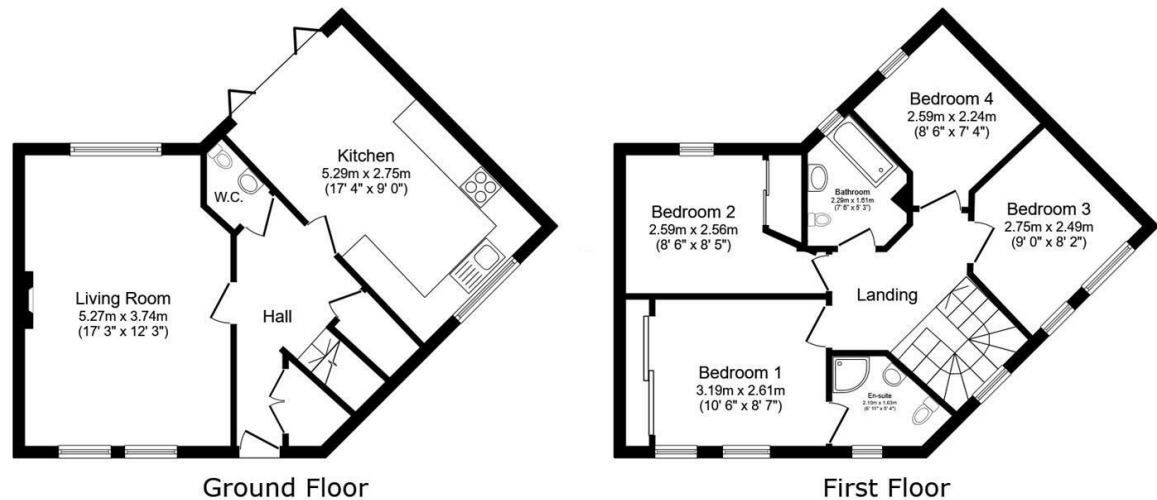
Rear facing, carpet, window to front, wallpaper and painted walls, radiator.

Bathroom 5'3" x 7'6" (1.61m x 2.29m)

Three piece suite with over bath shower, window to side, mounted mirror, heated towel rail, base unit storage.

Rear Garden

Patio, artificial lawn, decked area at rear, side gate on both sides, shed, tap.



Total floor area: 95 sq.m. (1,020 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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