



## 13 Orchard Avenue

Barrow-In-Furness, LA13 9JA

Offers In The Region Of £525,000



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## Approach

The property benefits from great kerb appeal and is poised in an enviable position at the head of the cul-de-sac. There is a red brick block paved driveway suitable for ample off road parking and access to the attached garage. There is a symmetrical pathway leading directly to the front door. There is also an area of slate chippings and shrubberies.

## Vestibule

7'1" x 4'0" (2.18 x 1.22)

A welcoming light and airy entrance to the property which has been fitted with stunning traditional tiled flooring.

## Entrance Hallway

18'1" x 10'4" max (5.52 x 3.17 max)

A spacious entrance to the property with Karndene flooring which provides access to the study, WC, lounge, kitchen, dining room and staircase.

## Lounge

16'0" max x 26'7" (4.90 max x 8.12)

The lounge is situated to the front aspect of the property and has been neutrally decorated and fitted with plush carpeting. It is a spacious room offering ample living space to enjoy quality family time comfortably. The room boasts covings and a Victorian style feature fire place, Oak French doors provide access into the sitting room.

## Dining Room

13'3" max x 26'5" (4.06 max x 8.06)

The dining room has been neutrally decorated and has the space for a dining table to seat four people. It provides open arch access to the sitting room and provides open-plan living boasting covings.

## Sitting Room

14'11" x 9'0" (4.56 x 2.76)

Coordinating décor to the dining room with sliding doors to

provide access to the rear garden and allowing plenty of natural lighting into the room.

## Study

A great addition to the property ideal for home working and to separate home life to working life. The room has been neutrally decorated and fitted with complimentary carpeting and covings.

## Kitchen

16'10" x 9'8" (5.15 x 2.97)

The kitchen has been fitted with traditional style sea mist grey shaker style wall and base units with oak effect laminate work surfaces and matching splashback. The integrated appliances include a Siemens combi oven, Siemens single oven, two Siemens warming drawers, dishwasher, tower fridge and tower freezer, Siemens electric 4 ring hob and an integrated cooker hood. A side door provides access to the driveway.

## Utility Room

9'8" x 5'5" (2.97 x 1.67)

Matching units and work surfaces to the kitchen with plumbing for a washing machine and space for a vented dryer.

## Downstairs WC

6'7" x 2'9" (2.02 x 0.85)

With a close couple WC and a pedestal sink and feature wallpaper.

## Landing Area

A separate door leads to the airing cupboard.

## Master Bedroom

16'5" x 13'1" max (5.02 x 4.00 max)

A spacious bedroom situated to the front aspect of the property with twin windows. The room has been neutrally decorated with carpeting and boasts oak effect fitted wardrobes and covings. Access to the Master en-suite.

### En-suite Shower Room

9'1" x 5'8" (2.79 x 1.74 )

The shower room has been fitted with a three piece suite comprising of a close couple WC, vanity sink unit and an extra large shower cubicle with a thermostatic shower attachment and a laddered radiator.

### Bedroom Two

12'8" x 11'10" (3.88 x 3.61 )

Currently being used as an additional lounge area perfect for relaxing and could also be used as a snug. There is access in to the eaves storage area as well as a UPVC door accessing the flat roof area which could be reinstated as a balcony (STPP).

### Bedroom Three

9'6" x 13'10" (2.90 x 4.23 )

Situated to the rear aspect of the property with neutral décor and complimentary grey carpeting.

### Bedroom Four

8'11" x 10'5" (2.72 x 3.20 )

A generous sized fourth bedroom situated to the front aspect of the property. The room boats neutral décor and beige complimentary carpeting.

### Bathroom

9'3" x 5'8" (2.82 x 1.74 )

The bathroom has been fitted with a three piece suite comprising of a low level flush WC, a pedestal sink and a bath with an over bath thermotic shower attachment. The room has been fully finished in cream cladding and fitted with dark wood effect laminate flooring. Additionally the room benefits from a built in shelved storage and a ladder style radiator.

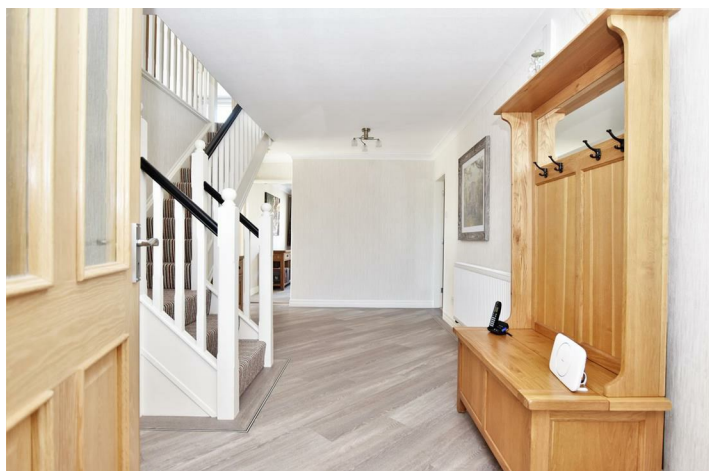
### Garage

10'7" x 20'1" (3.23 x 6.13)

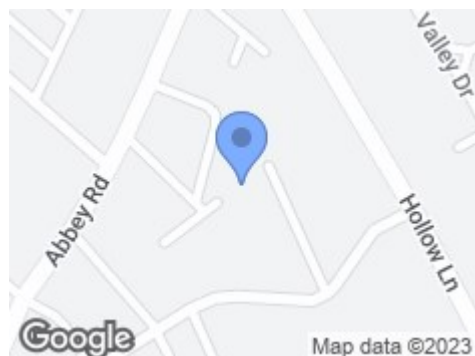
Electric up and over garage door with power, lighting and a boiler. A side door allows access to the garden.

### Exterior

To the rear of the property there are extensive tiered areas of both decking and patio terrace. Mature raised boarders and shrubbery surround this versatile area for outdoor recreation. 'The Bothy' offers shelter for exterior dining and entertainment. There is also an additional store/garden shed.



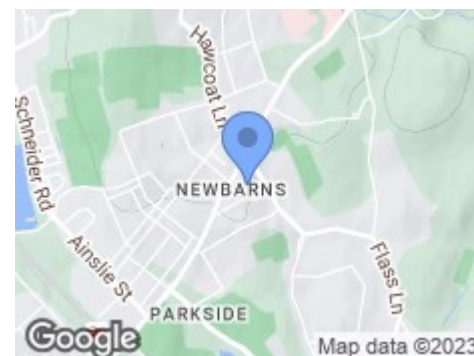
## Road Map



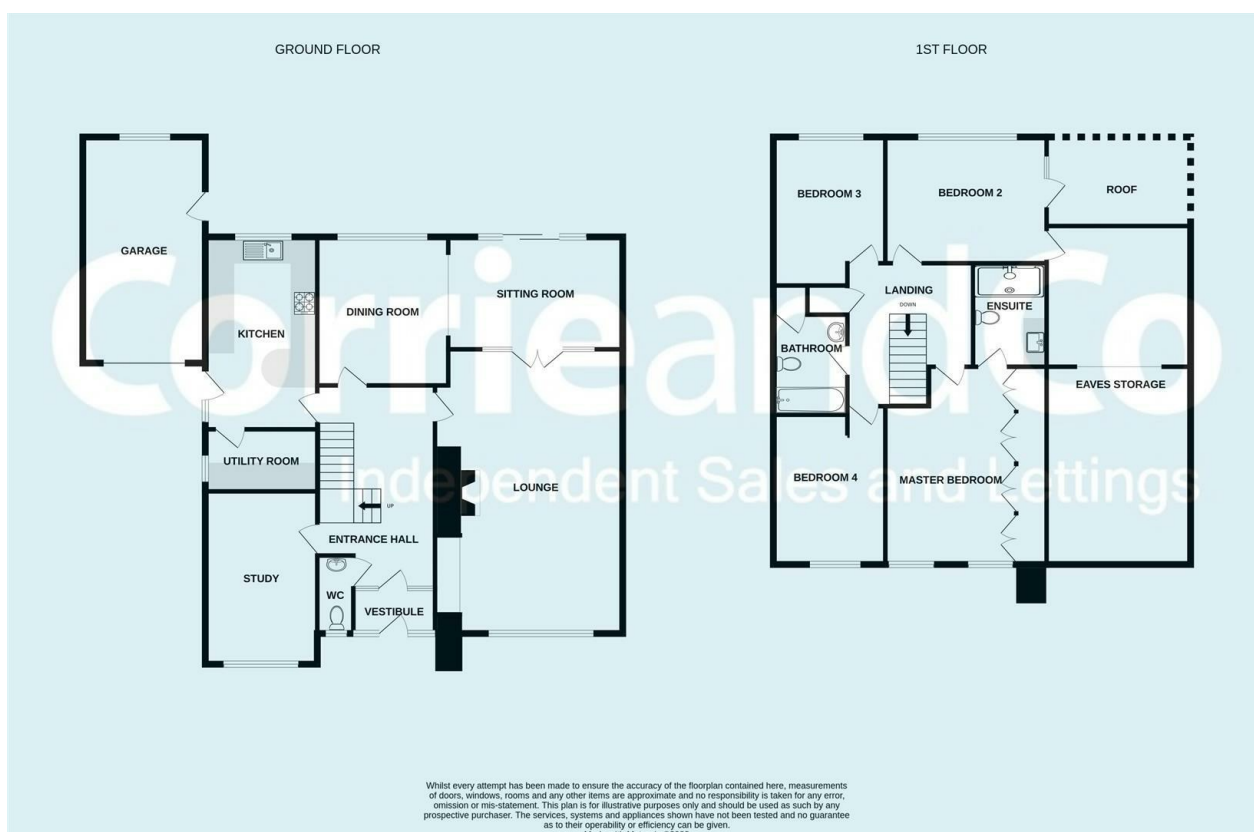
## Hybrid Map



## Terrain Map



## Floor Plan



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