



## 1 Sutherland Court

Barrow-In-Furness, LA14 1FE

Offers Over £200,000



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*This well-presented three-bedroom detached property offers an ideal family home in a convenient location. Featuring a bright and neutral décor throughout, the home is ready to move straight into. Benefits include generous living space, three good-sized bedrooms, off-road parking, and an attached garage. With its practical layout and excellent position close to local amenities, this property is perfect for family living.*

As you approach the property, there is off-road parking and a front lawn. A pathway leads to the front door and also provides access to the garage.

You enter the property via a porch, which offers access to both the WC and the lounge. The lounge features neutral décor and fitted carpeting, and leads through to the kitchen-diner. The kitchen-diner is fitted with wood-effect wall and base units, complemented by marble-effect worktops, an integrated oven and hob, and space for freestanding appliances. Patio doors open directly onto the garden, providing a pleasant indoor–outdoor flow.

To the first floor, there are three bedrooms and a family bathroom. All three bedrooms are neutrally decorated and fitted with carpeting. The bathroom features a three-piece suite, including a WC, pedestal sink, and a bath with an over-bath shower attachment.

The property boasts a spacious rear garden with a sunny aspect, mainly laid to lawn, offering an ideal outdoor space for relaxation or recreation.

## Lounge

14'6" x 11'9" (4.44 x 3.60 )

## Kitchen Diner

14'5" x 9'5" (4.40 x 2.89)

## WC

## Bedroom One

8'2" x 12'11" (2.49 x 3.96 )

## Bedroom Two

8'1" x 11'4" max (2.48 x 3.46 max )

## Bedroom Three

8'1" x 6'1" (2.48 x 1.86 )

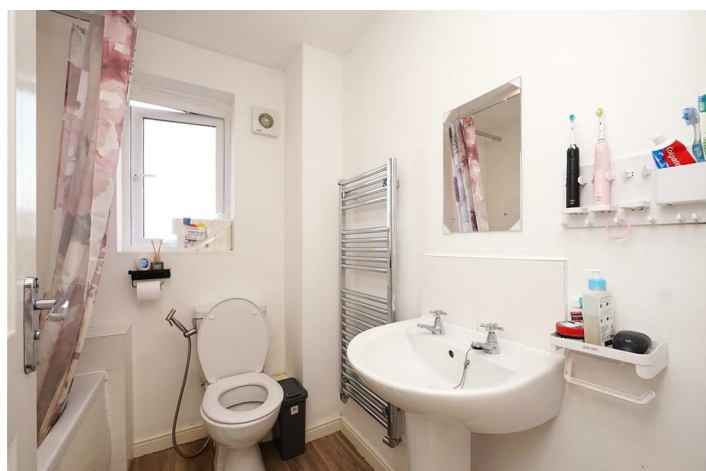
## Bathroom

6'0" x 6'2" (1.85 x 1.88 )

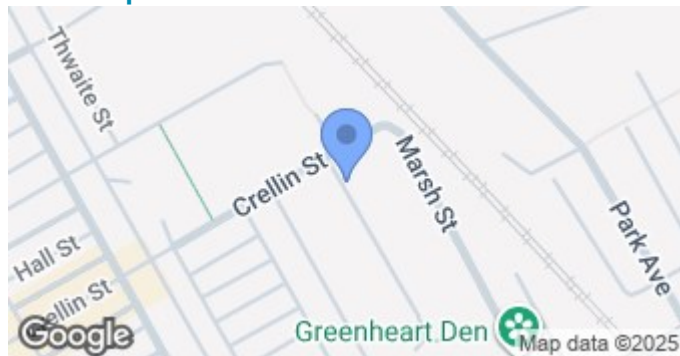
## Garage



- Ideal Family Home
- Neutral Decor Throughout
  - Rear Garden
  - Off Road Parking
  - Gas Central Heating
- Convenient Location
  - Close to Amenities
  - Attached Garage
  - Double Glazing
  - Council Tax Band - B



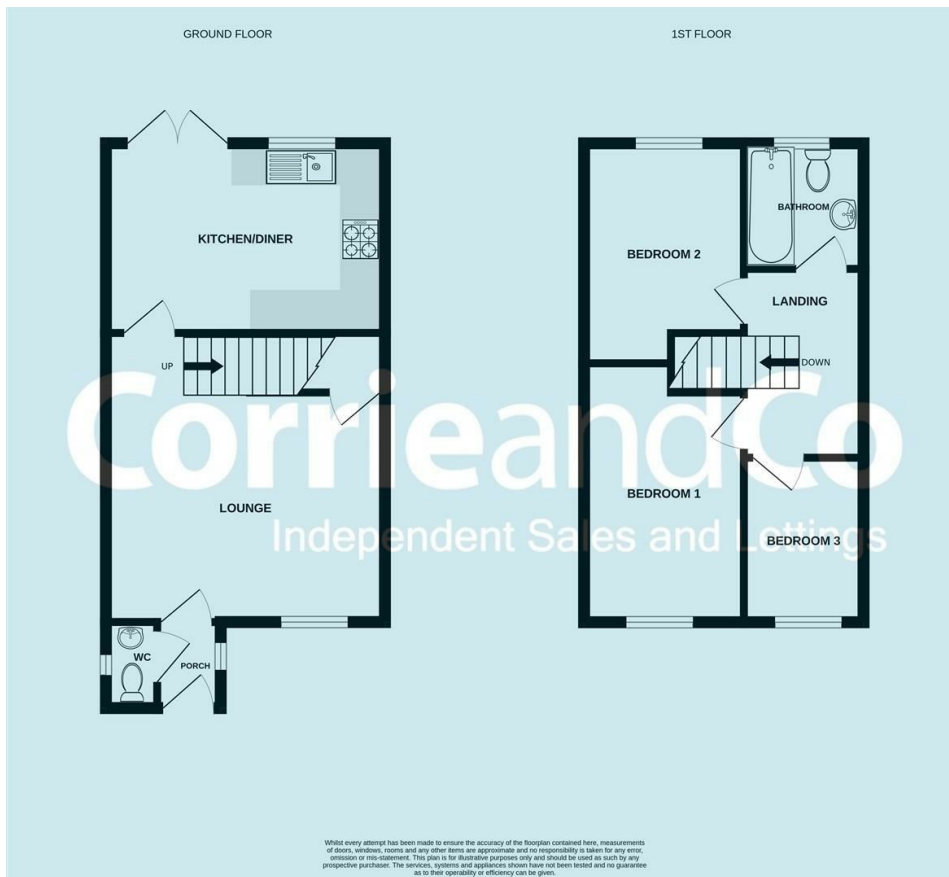
## Road Map



## 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.

