



16 Sherborne Avenue

Barrow-In-Furness, LA13 0GU

Offers In The Region Of £140,000



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A bright and spacious top-floor flat exclusively for the over 55s, situated in a quiet residential location. The property features a private balcony offering pleasant views, a neutral décor throughout, and access to a well-maintained communal garden. Additional benefits include an allocated parking space and secure entry. Ideally located close to local amenities and public transport links, this home offers comfortable and low-maintenance living in a welcoming community.

On approach you enter through a key code door, and are lead up to the top floor, via stairs or a lift, to a two bedroomed flat. As you enter, you are welcomed into cosy hallway giving access to all main areas. The hallway boasts grey carpeting flowing throughout the property. The reception room sits at the rear, and is a generous sized room, featuring french doors that lead out onto a private balcony. From here you can gain access to the kitchen which has been fitted with cream shaker style wall and base units, with laminate wood effect work surfaces, subway tiled walls and a tiled flooring, with integrated appliances such as a four ring gas hob, a stainless steel extractor fan, and a double oven, with space for free standing appliances.

The master bedroom is a double room with ample space and features a three piece shower ensuite and neutral décor. The second bedroom is also a double room and there is a separate bathroom.

Externally you will find an allocated parking space to the front, and a communal garden for relaxation.

Reception

14'11" x 15'5" (4.57 x 4.70)

Kitchen

7'10" x 10'10" (2.39 x 3.31)

Master Bedroom

12'0" x 12'4" max (3.67 x 3.78 max)

Ensuite

5'10" x 6'4" (1.78 x 1.95)

Bedroom Two

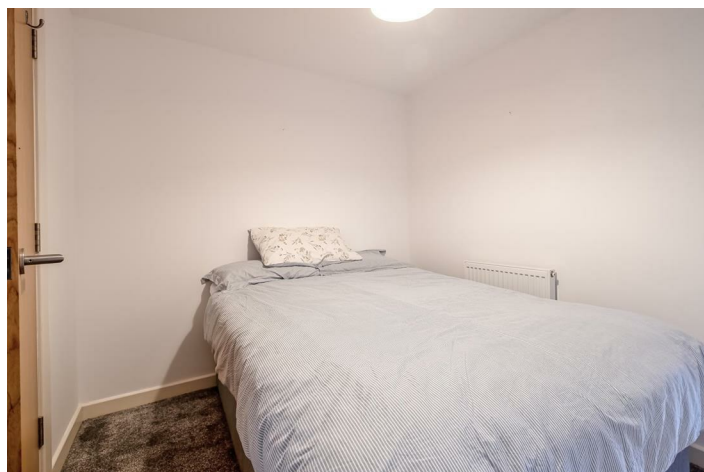
7'10" x 8'8" (2.41 x 2.66)

Bathroom

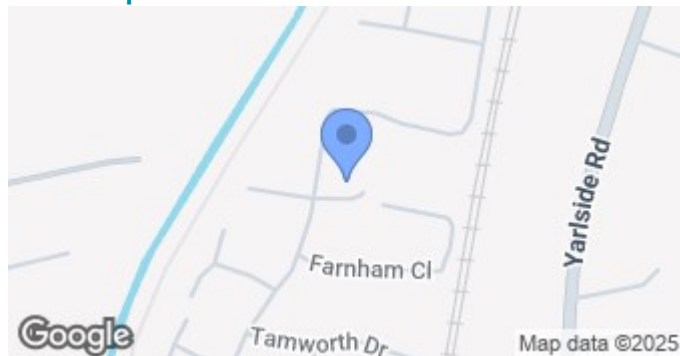
7'10" x 5'5" (2.39 x 1.67)



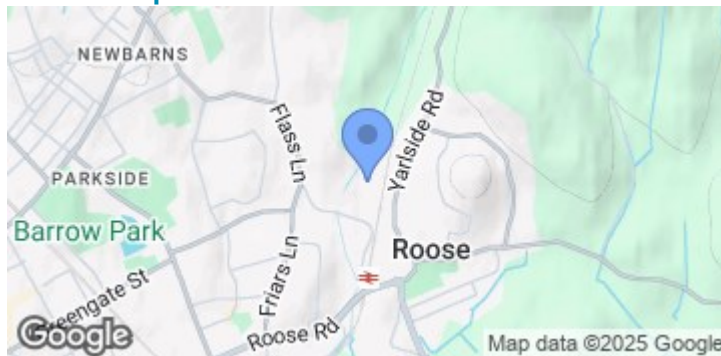
- No Onward Chain
- Top Floor Flat
- Communal Garden
- Allocated Parking Space
- Council Tax Band - B
- Over 55s Only
- En-Suite
- Private Balcony
- Double Glazing
- Gas Central Heating



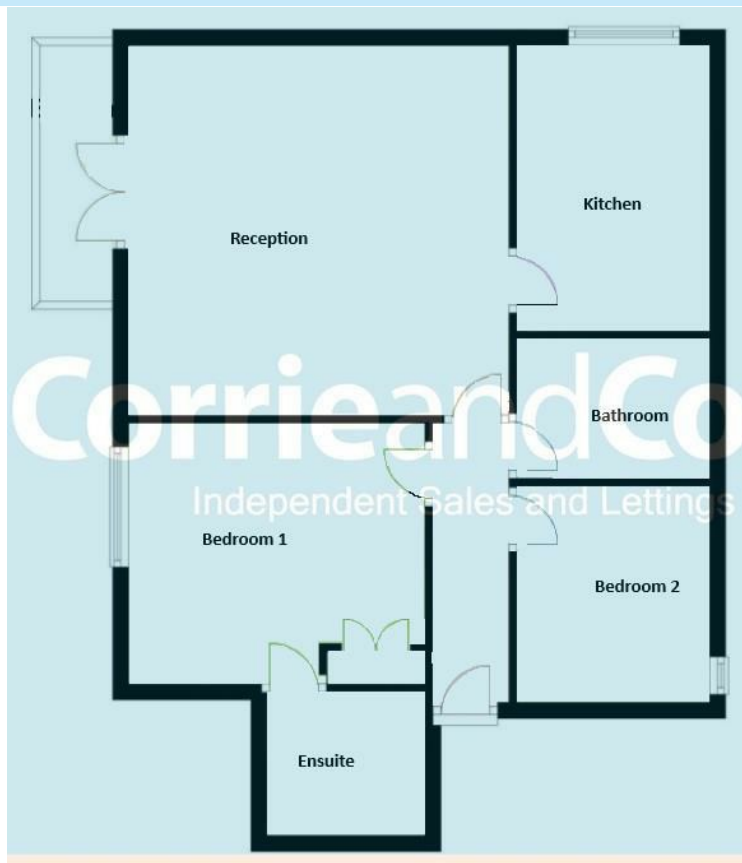
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		