

BEDROOM 2

16' 2" x 10' 7" (4.94m x 3.24m)

Double glazed window, double glazed velux window, built in wardrobes, storage in both side of eaves, spotlight ceiling, window seat and door to ensuite

ENSUITE

3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, corner glazed shower cubicle with double headed shower, radiator, tiled splash, tiled flooring and spotlight ceiling

GARDEN

Rear enclosed garden with raised decked seating areas, covered gazebo, artificial grass, plenty of planters, shrubs and trees, side access gate, water tap and storage shed

VIEWINGS

By appointment

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

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ROSS

Estate Agencies



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	84	
(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	

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Tenure

Freehold

Council Tax Band

D

Contact Details

16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossstateagencies.com

sales@rossstateagencies.co.uk

01229 825636



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Sherborne Avenue | Barrow-in-Furness | LA13 0GU Asking Price £390,000

- Executive Style Detached Family Home
- Sought After Location
- Spacious Lounge, Ground Floor Cloaks
- Kitchen/Diner With Coloured Units
- 5 Bedrooms, 2 Ensuites
- Family Bathroom
- Central Heating, Double Glazing, Off Road Parking
- Pleasant Front/Rear Gardens
- Viewing Highly Recommended
- Council Tax Band D



ROSS Estate Agencies

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossstateagencies.co.uk
rentals@rossstateagencies.co.uk
www.rossstateagencies.com

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Property Description

We are delighted to bring to the market this detached executive style family home in the popular residential area of Flass Lane close to local amenities, transport links, schools and walks to the Abbey. The property boasts excellent family living accommodation over 3 floors and comprises of entrance hallway giving access to a spacious bay windowed lounge, ground floor cloaks/wc and open plan kitchen/diner/family area with modern fitted coloured units with integrated appliances. To the first floor there is a master bedroom with ensuite and 3 further bedrooms and family bathroom and to the second floor is a spacious 5th bedroom with an ensuite. The property benefits from central heating, double glazing, off road parking for 2 vehicles, pleasant front and rear gardens with decked seating areas, covered gazebo and plants/shrubs. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front garden area with plants/shrubs, off road parking and double glazed door to entrance hall

ENTRANCE HALL

Double glazed frosted window, tiled flooring, double door storage cupboard, under stairs storage with power, dado rail, radiator, stairs to first floor and doors to –

CLOAKS/WC

Double glazed frosted window, low level w.c. with vanity unit, hand wash basin with mixer taps, tiled splash, tiled flooring and spotlight ceiling

LOUNGE

18' 3" x 12' 0" (5.57m x 3.66m)

Double glazed bay window, feature fire surround with coal effect fire, full size shutters, 2 radiators and tv point

KITCHEN/DINER

17' 9" x 12' 1" (5.43m x 3.70m)

Double glazed patio doors to rear, double glazed window, fitted blue wall and base storage units with white worktops to compliment, inset white sink unit with brass effect mixer taps with extendable hose, integrated double oven, 5 ring hob with extractor over, integrated dishwasher, fridge/freezer, wine cooler, plumbing for washer, breakfast bar, spotlight ceiling, tiled flooring and radiator

LANDING

Double glazed frosted window, spindle balustrade, spotlight ceiling, stairs to 2nd floor and doors to –

MASTER BEDROOM

13' 5" x 10' 2" (4.09m x 3.12m)

Double glazed bay window with full shutters, built in sliding door mirrored wardrobes, spotlight ceiling, radiator, tv point and door to ensuite

ENSUITE

3 piece suite with low level w.c, hand wash basin with mixer taps, corner shower cubicle with double headed shower, tiled splash, towel rail, tiled flooring and spotlight ceiling

BEDROOM 3

8' 8" x 11' 9" (2.65m x 3.59m)

Double glazed window, built in wardrobes with mirrored sliding doors and radiator

BEDROOM 4

9' 8" x 8' 4" (2.95m x 2.55m)

Double glazed window, vanity unit with storage and radiator

BEDROOM 5

12' 2" x 6' 0" (3.72m x 1.85m)

Double glazed window, radiator and tv point

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps/shower head, tiled splash, spotlight ceiling, tiled flooring and radiator

STAIRS/LANDING TO 2ND FLOOR

Double glazed frosted window, spindle balustrade and door to bedroom 2

