

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



Flat 1 14 Sherborne Avenue

Barrow-In-Furness, LA13 0GU

Offers In The Region Of £199,950



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Welcome to this charming ground floor apartment located on Sherborne Avenue in the popular town of Barrow-In-Furness. One of the highlights of this apartment is the two modern bathrooms, including an ensuite for added convenience and privacy. The location of this apartment is ideal for those seeking a peaceful retreat while still being close to local amenities. Whether you fancy a leisurely stroll in the nearby parks or a quick drive to the town centre, this property offers the best of both worlds.

Upon entering the property a central hallway with built in storage cupboard provides access to all areas. At the head of the hallway you will find a spacious lounge diner with central feature fireplace and access to the private terrace. The kitchen is semi-open to the reception area for a social yet separate aspect. The kitchen has been fitted with a good range of white flat fronted high gloss wall, base and larder cabinets with grey granite style worktops and subway tile backsplash. The integrated appliances include an electric double oven with grill, four ring gas hob with stainless steel chimney style cooker hood and fridge freezer. Freestanding washing machine to be included in the sale.

The master bedroom is of an excellent size with the benefit of an en-suite shower room with a three piece suite comprising a cubicle shower, pedestal sink and close couple WC with white tiling to the walls. The second bedroom is a good double with two double built in wardrobes and dressing table. A main bathroom has been fitted with a three piece suite comprising a bath with shower attachment and glass screen, pedestal sink and close couple WC with white tiling to the walls. This leads to a good size dressing room with built-in wardrobes.

Entrance Hall

Lounge-Diner

12'9" x 21'3" (3.91 x 6.48)

Kitchen

8'8" x 7'9" (2.66 x 2.37)

Bedroom One

9'7" x 9'9" (2.94 x 2.98)

En-suite Shower Room

Bedroom Two

10'4" x 9'7" (3.17 x 2.94)

Dressing Room

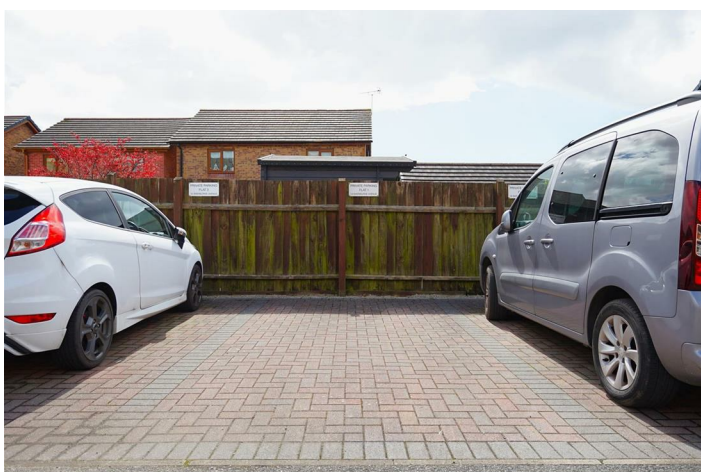
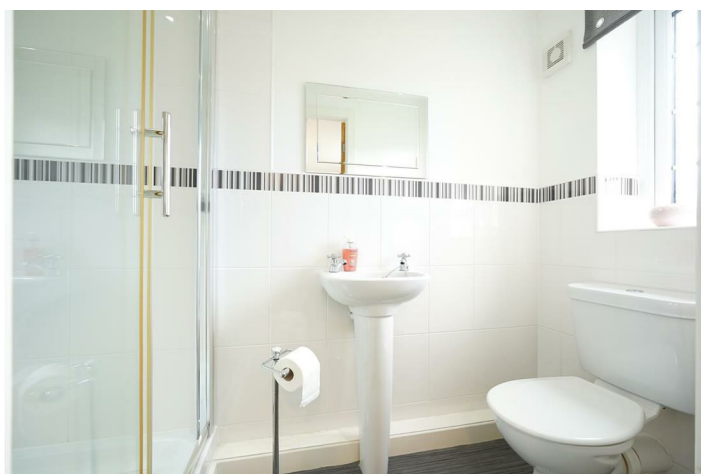
7'9" x 7'0" max (2.37 x 2.14 max)

Bathroom

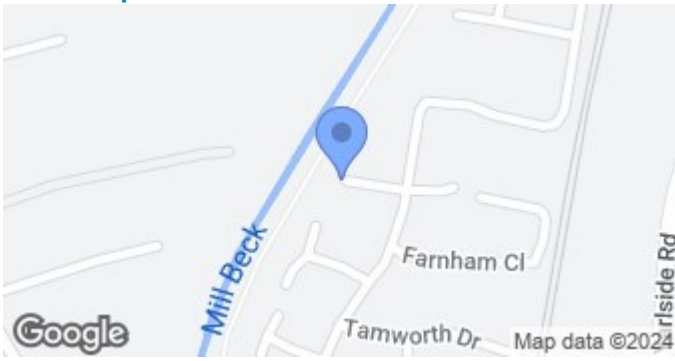
7'10" x 7'8" (2.40 x 2.34)



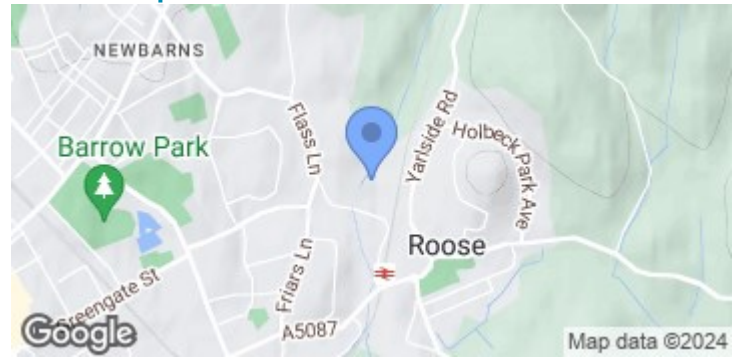
- Ground Floor Flat
- Communal Gardens
- En-suite to Master
- GCH and Double Glazing
- Service Charges £1250pa
- Allocated Parking
- Private Balcony/Terrace
- Council Tax Band - B
- Lease Until 2138
- Ground Rent £150pa



Road Map



Terrain Map



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

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	