

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 24 Sherborne Avenue

Barrow-In-Furness, LA13 0GU

Offers In The Region Of £380,000



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# 24 Sherborne Avenue

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## Offers In The Region Of £380,000



**AVAILABLE WITH NO ONWARD CHAIN!** This stunning five-bedroom detached property, located in a highly sought-after area, is the ideal family home. Boasting a high standard of finish throughout, it is ready for immediate occupancy. The home features off-road parking, a garage, and a spacious rear garden, making it perfect for family living. Situated close to local amenities, this property offers both convenience and comfort in a desirable setting.

As you approach the property there is a block brick paved driveway and access to the integral garage which has an electric car charging port.

Upon entering the property you arrive into the hallway which provides access to the staircase and lounge. The lounge is a spacious room which has been tastefully decorated and fitted with dark wood effect LVT flooring. The room also boasts a feature gas fireplace. The kitchen diner is another generously sized room which has been fitted with dark grey shaker style wall and base units with wood effect laminate work surfaces. The integrated appliances include a fridge freezer, dishwasher, double oven, induction hob and a stainless steel extractor fan. It also has tiled flooring and spotlighting. The kitchen provides access to the utility room which is a great addition to the property and is ideal for additional storage. There is also a WC which has been fitted with a WC and a pedestal sink.

To the first floor there are four bedrooms and a bathroom. The third and fifth bedrooms are situated to the front aspect of the property and have both been neutrally decorated with carpeting and fitted wardrobes. The second and fourth bedrooms are both situated to the rear aspect of the property and are generously sized rooms which have been tastefully decorated and both also have fitted wardrobes. The bathroom has been fitted with a four piece suite comprising of a WC, pedestal sink, a bath and a shower cubicle with a thermostatic rainfall shower attachment.

To the second floor is the master bedroom, dressing area and ensuite. The master bedroom has been neutrally decorated and fitted with grey carpeting. The dressing area is a great addition and has fitted wardrobes, it also provides access to the ensuite. The ensuite has been fitted with a four piece suite comprising of a WC, pedestal sink, bath and a shower cubicle.

To the rear of the property there is a spacious garden which has lawn and a raised patio area ideal for outdoor seating and relaxation. There is also a second patio at the end of the garden which is a lovely sun trap in the evening.

### Lounge

17'8" x 11'8" (5.40 x 3.58)

### Kitchen Diner

19'0" x 11'0" (5.81 x 3.36)

### Utility

5'0" x 6'9" (1.53 x 2.08)

### WC

3'10" x 5'0" (1.18 x 1.54)

### Bedroom Two

11'7" x 11'6" (3.55 x 3.52)

### Bedroom Three

9'2" x 11'1" (2.81 x 3.40)

### Bedroom Four

12'9" x 9'11" (3.89 x 3.04)

### Bedroom Five

8'7" x 7'2" (2.64 x 2.20)

### Bathroom

6'9" x 8'6" (2.06 x 2.61)

### Bedroom One

15'2" x 14'7" into eaves (4.64 x 4.46 into eaves)

### Dressing Area

6'11" x 5'8" (2.11 x 1.75)

### Ensuite

9'2" x 8'7" (2.81 x 2.62)

### Garage

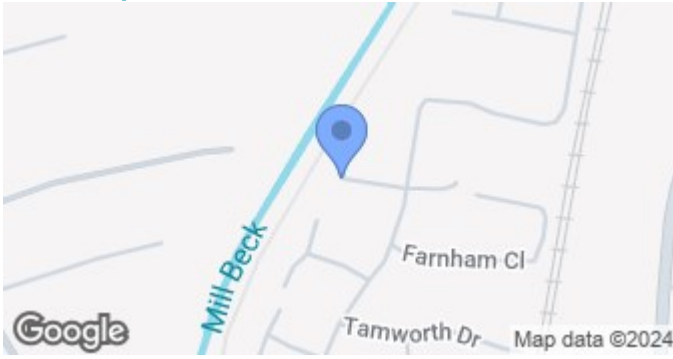
8'5" x 17'9" (2.58 x 5.43)



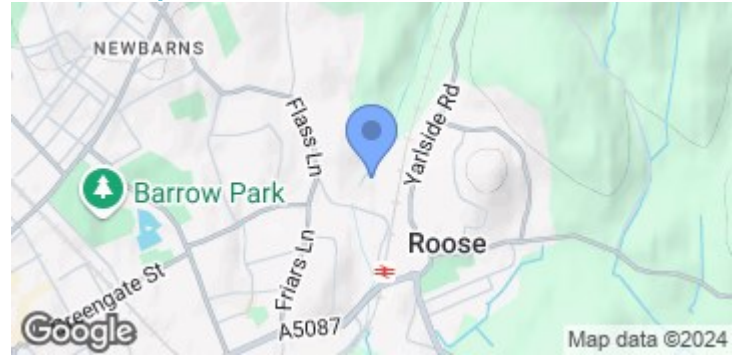
- Ideal Family Home
- Close to Amenities
- Rear Garden & Integral Garage
- No Onward Chain
- Solar Panels
- Popular Location
- Modern Decor Throughout
- Off Road Parking
- Spacious Living Accommodation
- Council Tax Band - E



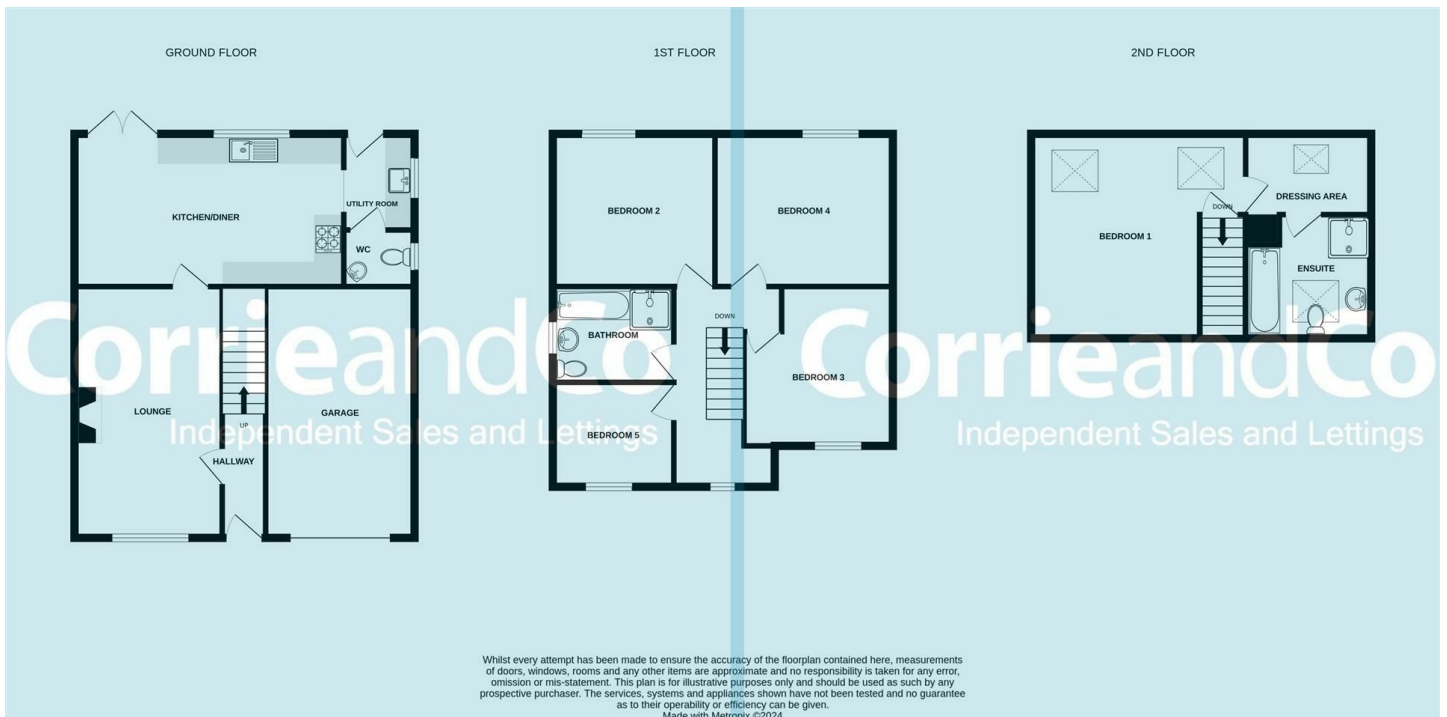
## Road Map



## Terrain Map



## Floor Plan



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.

