

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 55 Sherborne Avenue

Barrow-In-Furness, LA13 0GU

Offers In The Region Of £289,950



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# 55 Sherborne Avenue

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## Offers In The Region Of £289,950



*Situated in a popular and well established modern development, the property benefits from having off road parking and landscaped gardens to the rear. This would make an ideal family home and benefits from spacious living accommodation over three storeys and sits within close proximity to the local train station and amenities.*

As you approach the property there is off road parking and pathway leading to the front door.

Upon entering the property you arrive into the entrance vestibule which provides access to the lounge. The lounge has been neutrally decorated with off-white painted walls and complimentary laminate flooring with the main feature being the built-in media wall with linear inset electric fire. The kitchen diner has been fitted with cashmere shade wall and base units with dark Oak effect worksurfaces. The integrated appliances include a single oven, induction hob, stainless steel extractor fan, dishwasher and fridge freezer. There are patio doors, Velux windows and spotlights. The WC has been fitted with a close couple WC and pedestal sink.

To the first floor there are two bedrooms and a family bathroom. Both bedrooms have been neutrally decorated and fitted with pale grey carpeting. The family bathroom has been fitted with a three piece suite comprising a close couple WC, pedestal sink and a bath with over bath thermostatic rainfall shower attachment and marble style tiling to the walls. To the second floor there are a further two bedrooms and an en-suite. The en-suite has been fitted with a three piece suite comprising a close couple WC, white vanity sink and shower cubicle with grey tiling to the walls.

To the rear of the property there is a low maintenance garden with artificial lawn with slate borders and timber sleepers. The contemporary patio is ideal for outdoor seating and entertainment.

### Lounge

15'5" x 11'10" (4.70 x 3.61 )

### Kitchen Diner

11'9" x 13'6" (3.59 x 4.12 )

### Ground Floor WC

5'1" x 3'1" (1.57 x 0.95 )

### Bedroom Two

11'9" x 9'4" (3.60 x 2.86 )

### Bedroom Three

11'10" x 8'7" (3.61 x 2.63 )

### Bathroom

5'6" x 6'5" (1.70 x 1.96 )

### Master Bedroom

12'8" x 11'9" (3.88 x 3.59 )

### Bedroom Four

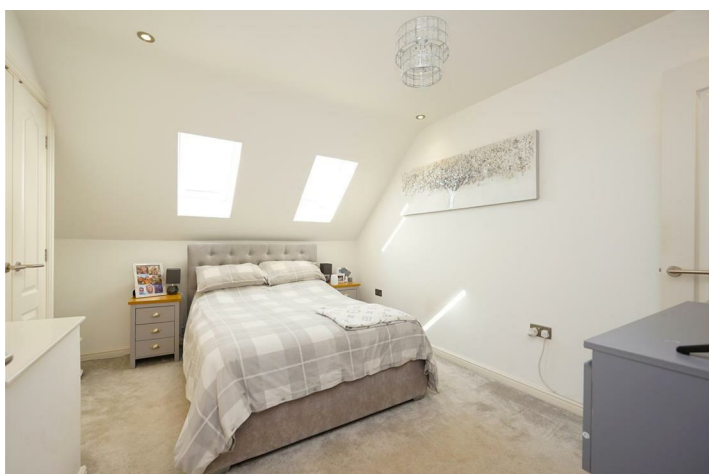
7'10" x 7'6" into eaves (2.40 x 2.31 into eaves )



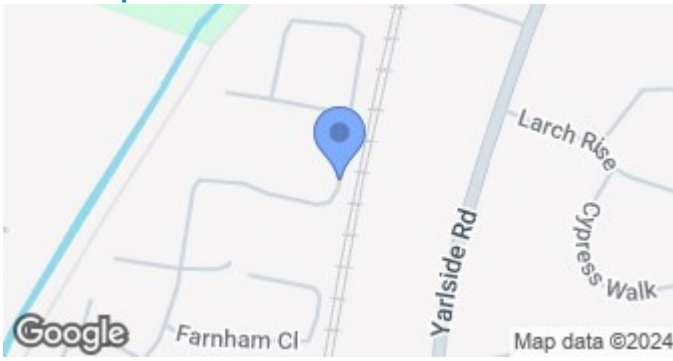


- Modern Family Home
- Off Road Parking
- Close to Station
- Kitchen Diner
- Double Glazing

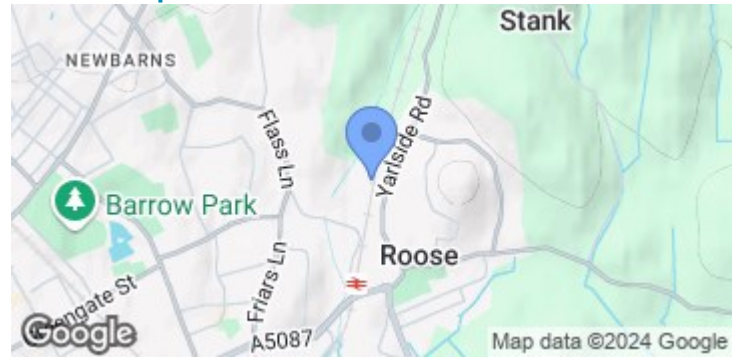
- Landscaped Garden
- Desirable Location
- En-suite to Master
- Gas Central Heating
- Council Tax Band - C



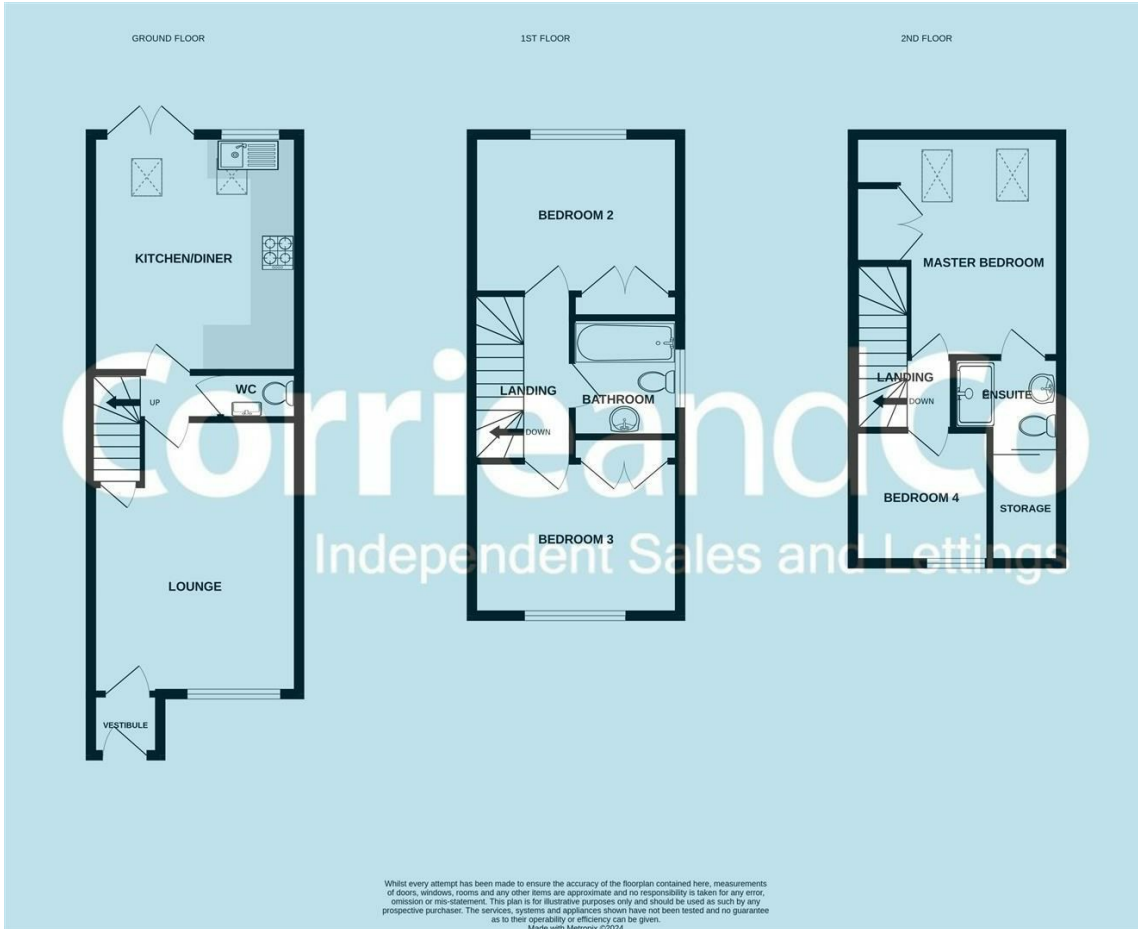
## Road Map



## 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.

