

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Sherbourne Avenue

Barrow-in-Furness, LA13 0GU

Prices From £189,995



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## Summary

\*\*\*FULL STAMP DUTY PAID\*\*\* A beautiful range of 2 - 3 bed MODERN flats for sale in the very popular Sherbourne Avenue. BRIGHT and airy OPEN PLAN with modern kitchens with all appliances included. 100% part exchange available - £100,000 cash back when doing a part exchange.

## Entrance Hallway

Entrance hallway with double power point and Farfisa door entry communication phone. Access to bedrooms one, two, bathroom and Lounge

## Lounge

15'0" x 13'2" (4.57 x 4.02)

A nicely decorated lounge space with a duck egg demask feature paper. Chrome spot lighting with new carpets and a two double radiator panels. An open contemporary electric fireplace, with a good mix of power points and a TV aerial with satellite feed. Doorway leads to the kitchen. The lounge also has upvc double glazed french doors to the balcony area.

## Kitchen

10'10" x 7'10" (3.30 x 2.38)

Modern cream shaker style kitchen with twisted brass handles. All built in appliances included in the sale which are: a double oven, four ring gas hob and filter, fridge and freezer, 1.5 stainless steel bowl with mixer tap. Light and neutral with a ceramic tiled splashback to the wood block effect laminate worktop. Ceramic tiled floor coverings and LED spot lighting. Plenty of power points with a double panel radiator. There is a upvc double glazed window to the rear aspect.

## Bathroom

7'10" x 5'6" (2.39 x 1.68)

Fitted three piece suite with a low level WC, pedestal sink and bath unit with traditional taps and thermostatic shower with screen. Wall hung towel heater and half tiled with linoleum floor coverings. LED lighting with motion sensor and extractor fan.

There is a upvc double glazed window to the rear aspect.

## Bedroom One

10'11" x 9'9" (3.32 x 2.97)

View over the courtyard and parking area. Double sized room with duck egg demask feature paper and light shell walls. Royal Oak beige carpets with power points and double panel radiator with a upvc double glazed window to the front aspect.

## Bedroom Two

10'5" x 7'10" (3.18 x 2.40)

Rear facing outlook towards Park House Farm and the rugby fields. A nice guest bedroom this has a bookshelf feature paper with continued new carpets. The bedroom has power points with a double panel radiator and a upvc double glazed window to the rear aspect.





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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

