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£515,000



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GARAGE &
PARKING

Sunnyside, 13 Orchard Avenue,
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Substantial executive architect designed detached family home situated at the head of a quiet cul-de-sac of similar builds on an enviable sized plot within Newbarns, Barrow in Furness. Early inspection is strongly advised to appreciate what is on offer from the property size, fixtures, fittings, contemporary decoration throughout of what is a rare purchase opportunity at a realistic asking price. Having had a significant facelift over recent years since its original build circa 1977 and would prove to be a worthy purchase for the family home buyer. Internally the property has significant accommodation comprising of hallway, lounge, sun room, dining room, study, stunning kitchen with integral appliances, utility room and cloaks/WC to the ground floor, with four double bedrooms, master with an en-suite facility and family bathroom to the first floor, complete with access to two con-joining attic rooms/eaves storage and access to an open balcony area. The exterior offers a block paved parking area with access to the garage, low maintenance/slate chipped garden to front with steps leading from the street to the front entrance door, side aspect access direct to the kitchen from the driveway and two side aspect accesses to the rear garden. The rear garden is a split level, low maintenance area that enjoys the afternoon sunshine. Offering two patio areas, summer house and storage shed with light and power. The property is situated within walking distance of two Co-Op stores, popular public houses and bus routes from The Strawberry traffic lights to Barrow Town Centre, Dalton and Ulverston and to Furness General Hospital from nearby Oxford Street. Nearby Schools include St Pauls Church of England Junior school, Newbarns Primary School, St Bernards Catholic High School, Chetwynde and Barrow Sixth Form Collage. In all this is a fantastic purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



DIRECTIONS

Entering Barrow via Abbey Road from Mill Brow roundabout, with Furness General Hospital on your right. Turn left at The Strawberry traffic lights into Hollow Lane and take first right into Prospect Road, and right again into Orchard Avenue where the property can be found at the head of the cul-de-sac on the left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/silver.scope.skirt>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.

PLEASE NOTE - The balcony requires railings.





Accessed through a PVC entrance with matching side panels into:

VESTIBULE

Door into:

HALLWAY

Karndeen style flooring, stairs to first floor, doors to lounge, study, dining room and kitchen.

LOUNGE

26' 11" x 16' 1" (8.2m x 4.9m)

Central feature and focal point coal effect living flame gas fire with marble effect plinth, tiled back and oak stained surround. Coving to ceiling, radiator and uPVC double glazed window to front. Glass panelled bi-folding doors to:

SUN ROOM

8' 9" x 13' 7" (2.67m x 4.14m)

PVC double glazed, sliding patio doors with matching side panel to rear garden, radiator and feature archway to:

DINING ROOM

13' 1" x 12' 2" (3.99m x 3.71m)

Radiator, uPVC double glazed window to rear and door to hallway.

STUDY

14' 10" x 9' 7" (4.52m x 2.92m)

Coving to ceiling, radiator and uPVC double glazed window to front.

KITCHEN

17' 0" x 10' 0" (5.18m x 3.05m)

Fitted with a beautiful and extensive range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap.

Integrated halogen style hob with concealed cooker hood and lighting above, oven with grill, oven with microwave function, two plate warming drawers, fridge and freezer and integrated dishwasher.

Radiator, uPVC double glazed window to rear and PVC door to drive. Door to:

UTILITY ROOM

5' 3" x 9' 9" (1.6m x 2.97m)

Matching tall unit, base unit with worktop over and broom cupboard to kitchen with space and plumbing for both washing machine and dryer. UPVC double glazed window to side.

WC

Two piece suite comprising of WC and wash hand basin, half cladding to walls and wood laminate flooring. UPVC double glazed window to the front.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Storage cupboard.

MASTER BEDROOM

16' 2" x 13' 0" (4.93m x 3.96m) to wardrobes

Two uPVC double glazed windows to front with views, including over Morecambe Bay. Four double and one single bespoke wardrobes with hanging and shelving space, radiator and door to:

EN-SUITE

9' 4" x 5' 8" (2.84m x 1.73m)

Stylish three-piece suite comprising of WC, wash hand vanity basin and double shower cubicle with sliding glazed door. Cladding to walls, heated towel rail and extractor fan.

BEDROOM

11' 9" x 12' 7" (3.58m x 3.84m)

Double room with uPVC double glazed window to rear, PVC double glazed door with side panel to the balcony, radiator and door to eaves storage.

BALCONY

Overlooking the rear garden.

ATTIC ROOM/EAVES STORAGE

17' 4" x 6' 11" (5.28m x 2.11m)

Split into two areas with light and power.

BEDROOM

13' 11" x 9' 3" (4.24m x 2.82m)

Double room with radiator and uPVC double glazed rear window.

BEDROOM

11' 6" x 8' 11" (3.51m x 2.72m)

Further double room with uPVC double glazed front window with views towards Morecambe Bay and Heysham beyond and radiator.

BATHROOM

8' 11" x 5' 7" (2.72m x 1.7m)

Luxury three piece suite comprising of WC, wash hand basin and bath with shower over. Cladding to walls, storage cupboard, heated towel rail and uPVC double glazed window to side.

EXTERIOR

To the rear of the property are extensive tiered areas of both decking and patio terrace. Mature raised borders and shrubbery surround this versatile area for outdoor recreation. Summer house offers shelter for exterior dining and entertainment and additional store/garden shed.

GARAGE

21' 0" x 11' 1" (6.4m x 3.38m)

Electric up and over door, stainless steel sink, light, power and door to rear garden. Wall mounted combination boiler for the hot water and heating system.

