

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 17 Sherborne Avenue

Barrow-In-Furness, LA13 0GU

Offers In The Region Of £210,000



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# 17 Sherborne Avenue

Barrow-In-Furness, LA13 0GU

## Offers In The Region Of £210,000



*An attractive three-bedroom ground floor flat exclusively for the over-50s, offering spacious, ready-to-move-into accommodation in a peaceful and well-maintained development. The property benefits from bright living spaces, a private balcony ideal for enjoying the surroundings, and access to beautifully landscaped communal gardens. Combining comfort, convenience, and a strong sense of community, this is an excellent opportunity for those seeking relaxed, low-maintenance living.*

Upon entering the flat, you are welcomed into a central hallway that provides access to all principal rooms. To the rear of the property is a generously sized lounge/diner, offering an excellent open-plan living and entertaining space with plenty of room for both seating and dining furniture. Adjacent to the living area is a modern kitchen, featuring laminated worktops, ample storage units and a gas hob.

The property benefits from three well-proportioned bedrooms, including a principal bedroom with the added convenience of an en-suite shower room. A family bathroom serves the remaining accommodation and is fitted with laminated flooring and tiled walls, with the en-suite finished in a similar style. Overall, the flat offers spacious and versatile accommodation, making it an ideal home.

Externally, the property boasts a private balcony, access to attractive communal gardens, and the added convenience of an allocated parking space.

### Lounge/Diner

12'6" x 20'11" (3.83 x 6.38)

### Kitchen

8'3" x 7'2" (2.54 x 2.20)

### Bedroom One

9'2" x 9'4" (2.81 x 2.87)

### En-Suite

7'4" x 3'2" (2.26 x 0.97)

### Bedroom Two

10'0" x 9'2" (3.06 x 2.81)

### Bedroom Three

7'5" x 6'7" (2.28 x 2.01)

### Bathroom

7'2" x 5'8" (2.19 x 1.75)

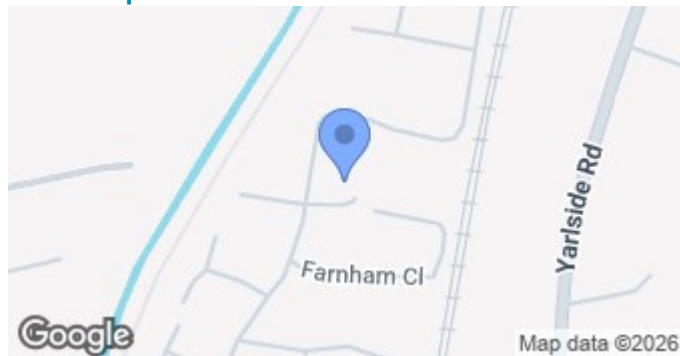


- Ground Floor Flat
- Spacious Accommodation
  - Private Balcony
  - Allocated Parking
  - Ground Rent -

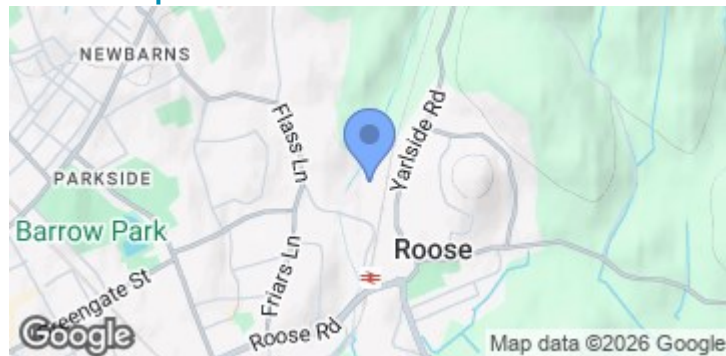
- Master Bedroom With En-Suite
  - Three Bedrooms
  - Communal Gardens
  - Maintenance Charges -
  - Council Tax Band - B



## Road Map



## Terrain Map



## Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

