

FREEHOLD



# 39 SHERBORNE AVENUE, BARROW-IN-FURNESS, LA13 0GU

## £330,000

### FEATURES

- Detached Residence With An Energy Rating Of A
- One Owner From New
- Upgrades Including PV Panels
- Gas CH System & uPVC DG
- Hallway, Cloaks/WC & Lounge
- Fantastic Kitchen/Diner
- Four Bedrooms & En-Suite Master
- House Bathroom
- Gardens Front & Rear, Off-Road Parking
- Early Inspection Advised



An impressive four-bedroom detached family home, set on a generous plot in this highly sought-after location on the doorstep of Holbeck and Roose, and benefits from an energy rating of A. The property benefits from ample off-road parking, an en-suite facility, and has been exceptionally well maintained by the current owners since new. The home is ideally positioned close to a wide range of amenities, including local shops such as Tesco Metro, and popular family public houses and sports bars including The Ship, Crofters and Roose Cons. Excellent transport links are nearby with regular bus routes to Barrow town centre and Roose train station. The area is well served by schools, with Yarlside Academy, Newbarns Primary and Roose School close by, as well as Furness Academy and St Bernard's. Accommodation is complemented by recently installed PV solar panels connected directly to the property's electrics, uPVC double glazing throughout, and gas-fired central heating system. Internally, the property briefly comprises of an entrance hallway, spacious lounge with feature electric fire and surround, kitchen/diner with French-style double glazed doors opening onto the rear garden, and a ground floor cloakroom/WC. To the first floor are four well-proportioned double bedrooms, with bedrooms two and three benefitting from built-in wardrobes, along with a modern family bathroom. Externally, the property offers off-road parking for several vehicles and enclosed, low-maintenance gardens to both the front and rear. Early inspection is strongly advised to appreciate the location, space and quality of this excellent family home.

Accessed through a composite door into:

#### **ENTRANCE HALLWAY**

Entrance door, wooden flooring and two storage cupboards. Also provides access to lounge, kitchen and cloaks/WC. Stairs to first floor and door to:

#### **LOUNGE**

*17' 3" x 12' 3" (5.26m x 3.73m)*

Three uPVC double glazed windows to front and rear. Electric fire and surround, wooden flooring and radiator.

#### **MID VESTIBULE**

Doors to utility room and WC. Door to:

#### **KITCHEN/DINING ROOM**

*17' 4" x 9' 0" (5.28m x 2.74m)*

Fitted with a range of base, wall and drawer units with quartz marble effect worktop over

incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. In addition, there is an insta-boiler tap and an 'insinkaerator' (food macerator). Complete with electric hob and oven, microwave, warming drawer, dishwasher, fridge/freezer, space for dining table and radiator. UPVC double glazed windows to the front and uPVC double glazed French style double doors to rear garden.

#### **CLOAKS/WC**

Two-piece suite comprising of WC, wash hand basin, radiator and extractor fan.

#### **FIRST FLOOR LANDING**

Gives access to four bedrooms and house bathroom, with en-suite facilities to master bedroom.

#### **BEDROOM**

*8' 7" x 10' 6" (2.62m x 3.2m)*

UPVC double glazed window to front, built in wardrobe and radiator. Door to:

#### **EN-SUITE**

Three-piece suite comprising of WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan, uPVC double glazed window to front and heated electric light up mirror with Bluetooth connection.

#### **BEDROOM**

*8' 6" x 8' 5" (2.59m x 2.59m)*

Double wardrobe, radiator and uPVC double glazed window to rear.

#### **BEDROOM**

*9' 0" x 8' 2" (2.74m x 2.49m)*

Two uPVC double glazed windows to front and radiator.

## BEDROOM

7' 4" x 8' 6" (2.24m x 2.59m)

Radiator and uPVC double glazed window to rear.

## BATHROOM

Modern three-piece suite comprising of WC, wash hand vanity basin and bath. Complete with heated towel rail, extractor fan and heated electric light up mirror.

## EXTERIOR

Driveway for several vehicles with access to entrance door and side aspect access to rear garden, which is enclosed for privacy considerations and laid mostly to AstroTurf with patio and storage shed. The garden can be accessed via both sides of the property, with the right side currently being locked and has a greenhouse in front.



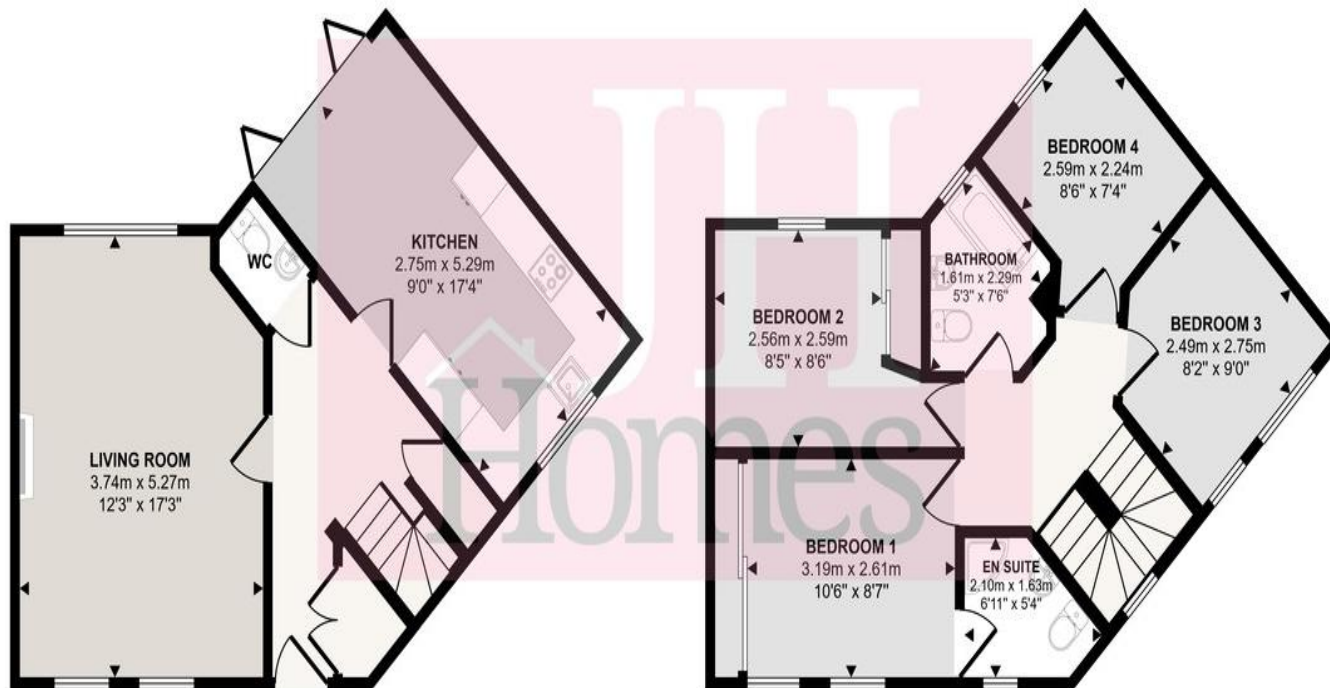
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Approx Gross Internal Area  
95 sq m / 1020 sq ft



Ground Floor  
Approx 47 sq m / 509 sq ft

First Floor  
Approx 48 sq m / 512 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, water and gas are all connected, solar panels

### DIRECTIONS:

On entering Barrow via Abbey Road from Mill Brow roundabout, and with Furness General Hospital on your right, take your second left into Rating Lane and at the following roundabout, turn left into Flass Lane. Follow the road round and take your first left into Sherborne Avenue.

The property can be found by using the following "What Three Words":

<https://w3w.co/race.buck.brief>

Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

