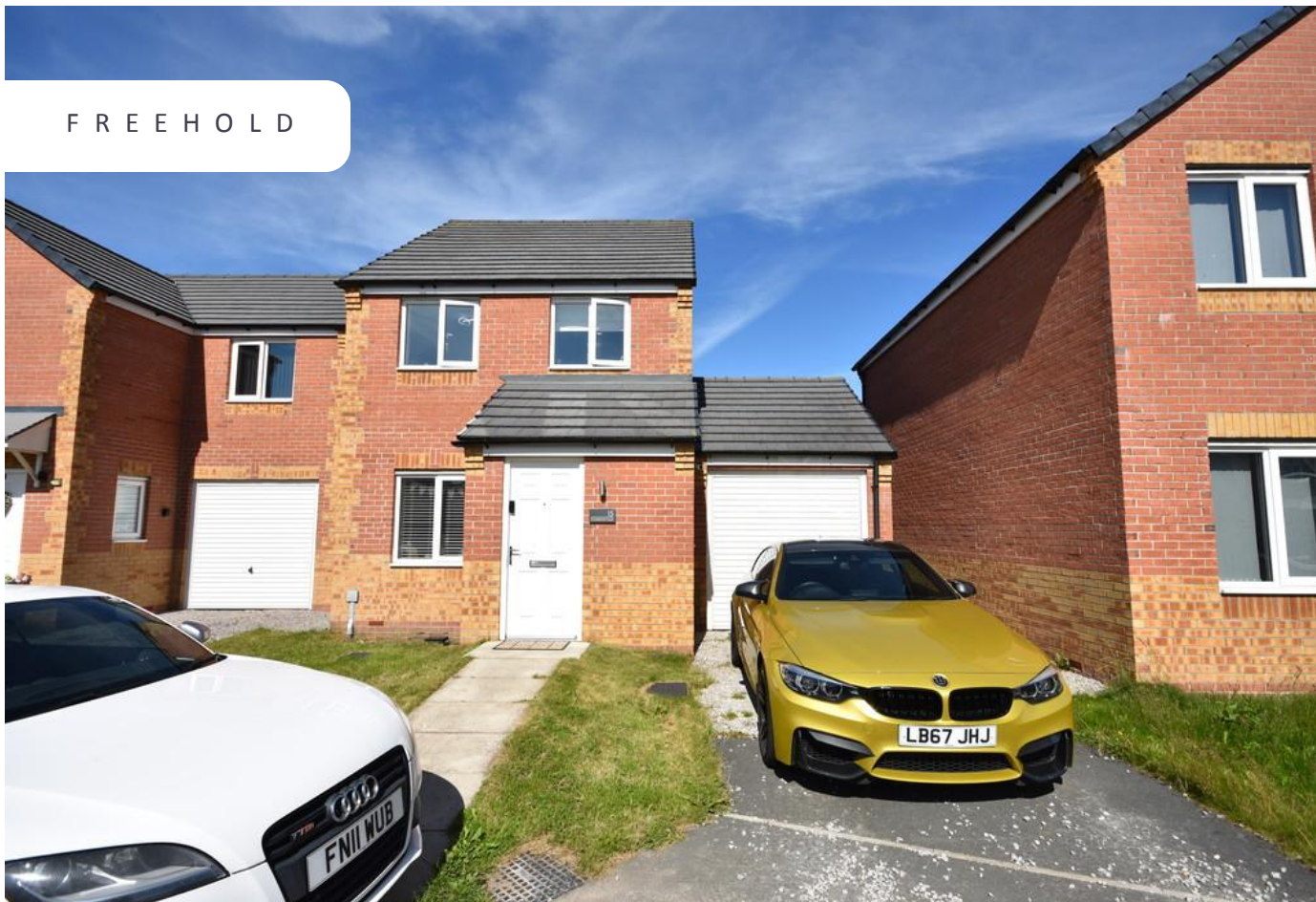


FREEHOLD



15 SUTHERLAND COURT, BARROW-IN-FURNESS, LA14 1FE

£200,000

FEATURES

Well Presented Detached Family Home

Quiet Cul-De-Sac Location, Close To Town Centre

Immaculate Throughout

Circa 2020 - One Owner From New

Gas CH System & uPVC DG

Hallway & Cloaks/WC

Lounge & Kitchen/Diner

Three Bedrooms & Bathroom

Lawned Gardens To The Front & Rear

Driveway & Garage



Garage,
Off Road
Parking



This well-presented three-bedroom detached property offers an excellent opportunity to acquire a spacious family home in a convenient and well-established residential location. Built circa 2020 and having one owner from new, the property is ready for immediate occupation and is ideally suited to a range of buyers, particularly growing families seeking comfortable and practical living accommodation. Upon arrival, the property benefits from off-road parking, a neatly maintained front lawn, and access to the attached garage. A pathway leads to the front entrance, where a welcoming porch provides access to both the ground floor WC and the main living accommodation. The lounge is bright and inviting, featuring neutral décor and fitted carpeting, creating a comfortable space for everyday family living. From here, the accommodation flows into the kitchen/dining room, which is fitted with a range of wall and base units, an integrated oven and hob, and space for freestanding appliances. Patio doors open directly onto the rear garden, allowing plenty of natural light and creating an excellent connection between the indoor and outdoor living spaces. To the first floor, the property offers three well-proportioned bedrooms, all tastefully decorated in neutral tones and with carpeting. Externally, the property enjoys a generous rear garden with a sunny aspect, predominantly laid to lawn and providing an ideal setting for outdoor entertaining, family activities, or simply relaxing in the warmer months. Conveniently located close to local shops, schools, transport links and the town centre, the property is also within easy reach of BAE Systems, one of the area's major employers. Offering well-balanced accommodation, off-road parking, a garage, and attractive gardens, this is a fantastic opportunity to purchase a move-in-ready family home in a popular and accessible location. Early viewing is highly recommended.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Entrance door, uPVC double glazed window to the side and door to lounge. Door to:

CLOAKS/WC

UPVC double glazed window to the side.

LOUNGE

14' 6" x 14' 6" (4.42m x 4.42m)

Modern contemporary decoration, wood laminate flooring, radiator and uPVC double glazed bay window to the front. Understairs storage, stairs to the first floor and door to:

KITCHEN/DINING ROOM

9' 7" x 14' 6" (2.92m x 4.42m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Electric hob, electric oven, extractor hood, plumbing for a washing machine and wall mounted combination boiler for the heating and hot water system. Radiator, space for a dining table, uPVC double glazed window to the rear and PVC French style double glazed double doors to the rear garden.

FIRST FLOOR LANDING

Doors to all upper rooms.

BEDROOM

12' 10" x 8' 0" (3.91m x 2.44m) max

Radiator and uPVC double glazed windows to the front.

BEDROOM

11' 3" x 8' 2" (3.43m x 2.49m) max

UPVC double glazed window to the rear and radiator.

BEDROOM

8' 2" x 6' 1" (2.49m x 1.85m)

Radiator and uPVC double glazed window to the front.

BATHROOM

Stylish three-piece suite in white comprising of a WC, wash hand vanity basin, and bath with shower above, plus uPVC double glazed window to the rear.

EXTERIOR

Pleasant lawned garden areas to the front and rear, with side aspect access.

GARAGE

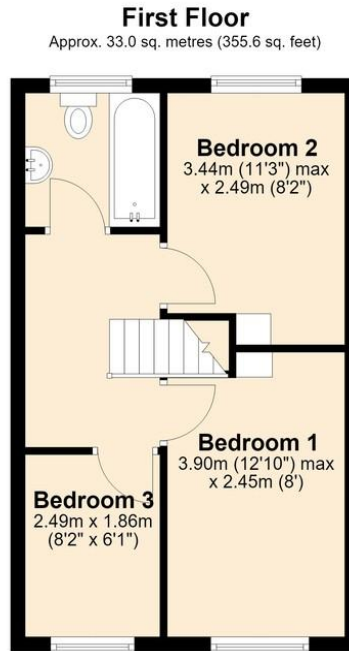
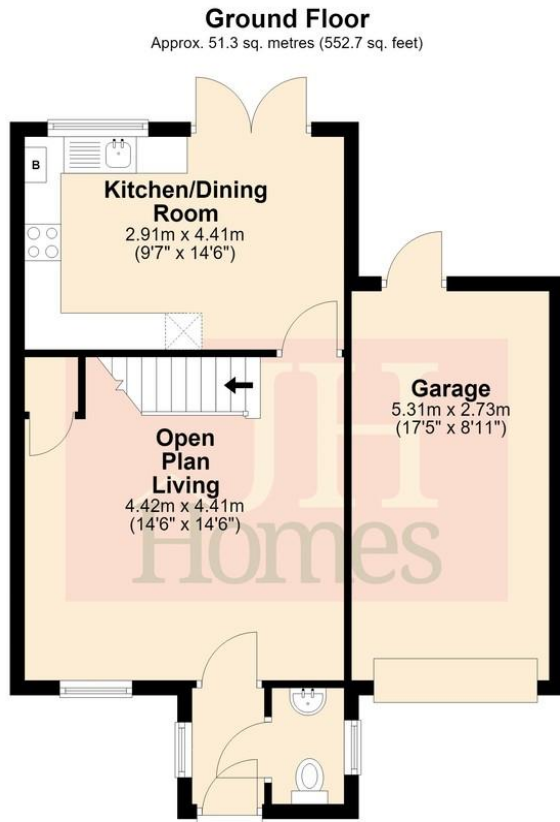
17' 5" x 8' 11" (5.31m x 2.72m)

Up'n'over door, light and power points and pedestrian door to the rear.



Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties



Total area: approx. 84.4 sq. metres (908.3 sq. feet)

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland and Furness Council
 SERVICES: Mains drainage, gas, electric and water are all connected

DIRECTIONS:

Entering Barrow from Dalton via Abbey Road, continue through two sets of traffic lights and a pelican crossing, at the next set of traffic lights, turn left into Rawlinson Street. Turn left at Crellin Street crossroads and after Sutherland Street, turn right into Sutherland Court. The property can be found by using the following "What Three Words":
<https://w3w.co/dark.worth.factories>

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 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.

