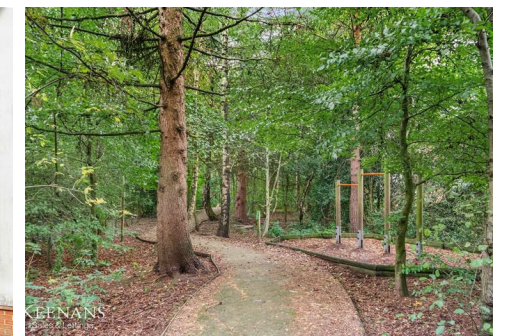
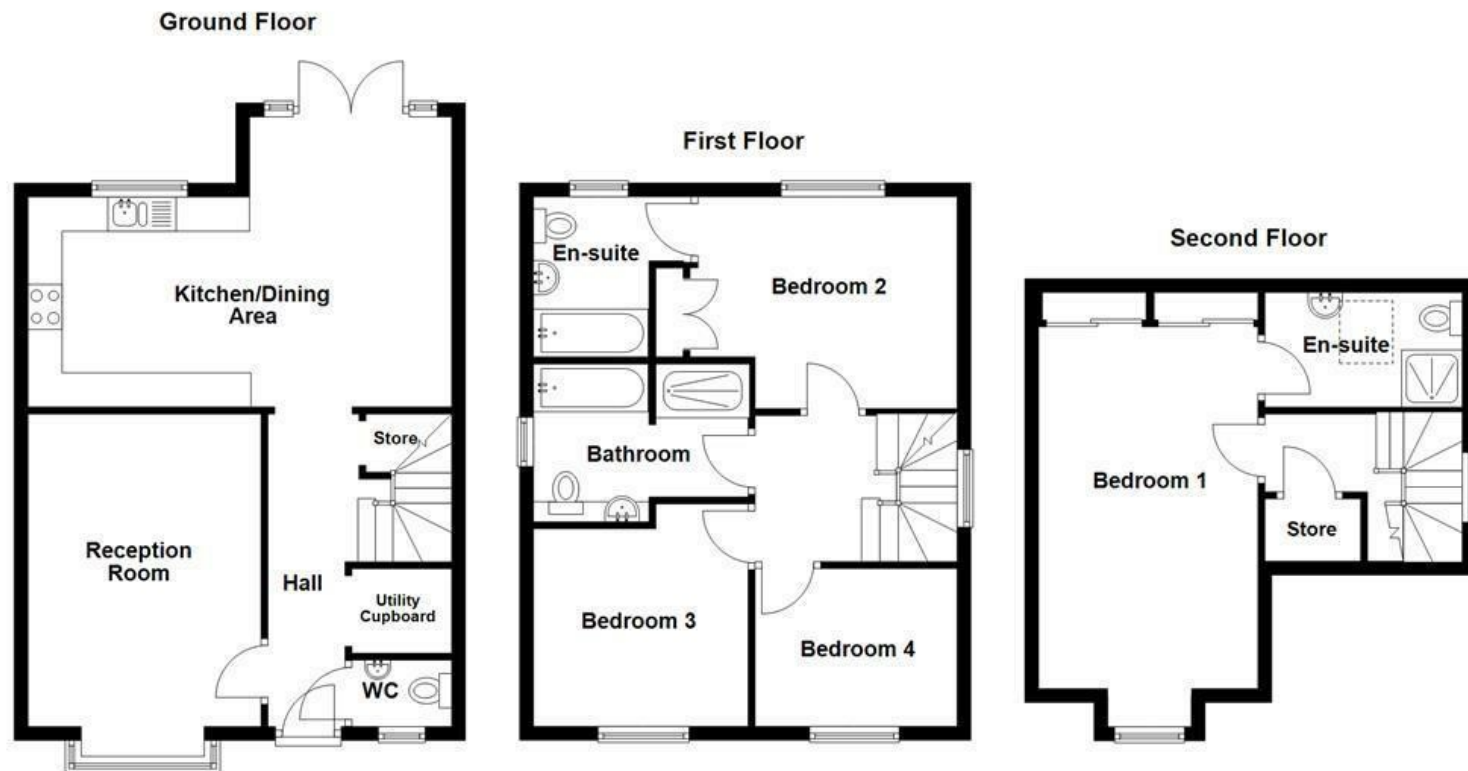




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 93        |
| (81-91) B                                   | 84      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Sheepfold Crescent, Barrow, BB7 9XR

### £360,000

#### SPACIOUS DETACHED FAMILY HOME

Situated on a quiet cul-de-sac opposite the woodlands of Sheepfold crescent in Barrow, this impressive new build property offers a perfect blend of modern living and spacious comfort. Constructed in 2016, this detached home spans an impressive 1,464 square feet and is thoughtfully designed across three floors, making it ideal for families and dog lovers seeking extra space with walks on their doorstep.

Upon entering, you will find a neutrally decorated interior that provides a blank canvas for your personal touch. The property boasts four generously sized bedrooms, ensuring ample room for relaxation and privacy. With three well-appointed bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The heart of the home is undoubtedly the contemporary fitted dining kitchen, which is perfect for both casual family meals and entertaining guests. Its modern design and functionality make it a delightful space to cook and gather.

Outside, the rear garden, while in need of a little tender loving care, is a good size and brimming with potential. It offers a wonderful opportunity to create your own outdoor oasis, whether it be a tranquil retreat or a vibrant space for family gatherings.



# Sheepfold Crescent, Barrow, BB7 9XR

## £360,000

**4****3****1****B**

- Spacious Detached Property
  - Spread Across Three Floors
  - Off Road Parking and Garage
  - EPC Rating B
- Four Bedrooms
  - Neutral Decoration Throughout
  - Tenure Freehold
- Three Bathrooms
  - Sought-After Location
  - Council Tax Band E

**Ground Floor**  
Composite double glazed front entrance door leading into Hallway.

**Entrance Hall**  
15'0 x 8'10 (4.57m x 2.69m)  
Composite double glazed frosted front door, central heating radiator, smoke alarm, storage cupboard, wood effect laminate flooring, doors leading to reception room, kitchen/dining area, open to utility cupboard and stairs to first floor.

**WC**  
4'9 x 3'2 (1.45m x 0.97m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, extractor fan and wood effect laminate flooring.

**Utility Cupboard**  
4'9 x 4'1 (1.45m x 1.24m)  
Granite effect work surfaces, Potterton Boiler, plumbing for washing machine, space for dryer, extractor fan and wood effect laminate flooring.

**Reception Room**  
16'0 x 11'2 (4.88m x 3.40m)  
UPVC double glazed box window, central heating radiator and television point.

**Kitchen/Dining Area**  
20'4 x 13'11 (6.20m x 4.24m)  
Three UPVC double glazed windows, central heating radiator, double glazed Vaulted ceiling windows, range of high gloss wall and base units with granite effect work surfaces, composite one and a half bowl sink and drainer with high sprout spring mixer tap, integrated electric double oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, spotlights, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

**Landing**  
9'7 x 7'4 (2.92m x 2.24m)  
UPVC double glazed frosted window, smoke alarm, doors leading to three bedrooms and family bathroom.

**Bedroom Two**  
14'9 x 10'4 (4.50m x 3.15m)  
UPVC double glazed window, central heating radiator, fitted wardrobes, television point and door leading to en suite.

**En Suite**  
7'10 x 7'7 (2.39m x 2.31m)  
UPVC double glazed frosted window, central heating radiator, pedestal wash hand basin with mixer tap, dual flush WC, double direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

**Bedroom Three**  
10'8 x 10'5 (3.25m x 3.18m)  
UPVC double glazed window and central heating radiator.

**Bedroom Four**  
9'7 x 7'4 (2.92m x 2.24m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
10'5 x 7'3 (3.18m x 2.21m)  
UPVC double glazed frosted window, heated towel rail, panel bath with mixer tap and rinse head, double direct feed shower enclosed, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan and vinyl flooring.

**Second Floor**  
**Landing**  
9'6 x 7'3 (2.90m x 2.21m)  
UPVC double glazed frosted window, smoke alarm, storage cupboard and door leading to bedroom one.

**Bedroom One**  
19'0 x 10'7 (5.79m x 3.23m)  
UPVC double glazed window, central heating radiator, television point, ceiling fan, fitted wardrobes and door to en suite.

**En Suite**  
8'5 x 5'6 (2.57m x 1.68m)  
Velux window, central heating radiator, direct feed shower enclosed, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

**External**  
**Rear**  
Enclosed garden with decking and mature shrubbery.

**Front**  
Decked garden with tarmac driveway and access to garage.

