

FREEHOLD



5 GOSFORTH CRESCENT, BARROW-IN-FURNESS, LA13 9FF

£400,000

FEATURES

Executive Detached Family Home	Kitchen/Diner/Family Room
Set In Quiet Cul-De-Sac Of Similar Quality Homes	Four Double Bedrooms
Accommodation Arranged Over Three Floors	En-Suite, Family Bathroom & Shower Room
Gas CH System & UPVC DG	Gardens, Ample Parking & Garage
Hallway, Lounge & Cloaks/WC	Built Circa 2022 - One Owner From New



 3  1  4  Garage



Rare opportunity to acquire a superior executive four bedroom detached family home, beautifully positioned within a quiet cul-de-sac of similar high-quality properties on the former Grammar School/Park View development, just off West Avenue in Barrow-in-Furness. Occupying an enviable and generously proportioned plot, this impressive three-storey residence was constructed circa 2022 and having only had one owner from new. Finished to an exceptional standard throughout, the property boasts stylish contemporary décor and a range of quality upgrades, creating a home perfectly suited to modern family living. Early inspection is highly recommended to fully appreciate the generous accommodation, high specification and outstanding value on offer. Externally, the property enjoys extensive off-road parking, together with access to a semi-detached garage featuring electric door and useful overhead storage. Comprising of welcoming entrance hallway, lounge and open-plan kitchen/dining/family room, cloakroom/WC completes the ground floor accommodation. To the first floor are two generously sized double bedrooms, including a master bedroom with en-suite facilities, together with a family bathroom. Complete with two further spacious double bedrooms and additional contemporary shower room. Further benefits include uPVC double glazing, modern gas-fired central heating system, attractive front garden which has been designed for ease of maintenance, gated side access opens into the enclosed rear garden which is predominantly laid to lawn with patio seating area, ideal for outdoor entertaining and family gatherings. Ideally situated within easy walking distance of Barrow town centre, the leisure centre, train station, Aldi supermarket and a variety of regular bus routes, the property also falls within the catchment area of well-regarded schools, including Furness Academy and Parkside Academy. This outstanding family home offers an exceptional blend of space, style and convenience, making it a fantastic purchase opportunity for discerning buyers. Early viewing is strongly advised to avoid disappointment.

Accessed through a PVC door with glazed inserts into:

ENTRANCE HALLWAY

Wood effect laminate flooring, radiator and access to lounge, kitchen, cloaks/WC and stairs to first floor.

LOUNGE

15' 11" x 9' 9" (4.85m x 2.97m)
Dual aspect uPVC double glazed windows to front and rear, wood effect laminate flooring and two radiators.

KITCHEN/DINER

15' 11" x 9' 1" (4.85m x 2.77m)
Fitted with a good range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap, chrome handles and splash back tiling. Integrated electric double oven, four ring gas hob with cooker hood over, dishwasher and fridge/freezer. Under stairs cupboard, uPVC double glazed window to front and bi-fold doors to the rear garden.

CLOAKROOM/WC

Two-piece suite comprising of WC and wash hand vanity basin. Radiator and extractor fan.

FIRST FLOOR LANDING

Storage cupboard and access to master bedroom, secondary bedroom and bathroom.

MASTER BEDROOM

15' 11" x 10' 0" (4.85m x 3.05m)
Double room with wood effect laminate flooring, radiator and fitted, mirror fronted double wardrobe. Dual aspect uPVC double glazed windows to front and rear. Door to:

EN-SUITE

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan, half tiling to walls and uPVC double glazed window to front.



BEDROOM

9' 9" x 7' 1" (2.97m x 2.16m)

Wood effect laminate flooring, radiator and uPVC double glazed windows to rear.

BATHROOM

5' 5" x 11' 6" (1.65m x 3.51m)

Modern four-piece suite comprising of WC, wash hand basin, bath and shower cubicle. Heated towel rail, half tiling to walls, extractor fan and uPVC frosted glazed window to front.

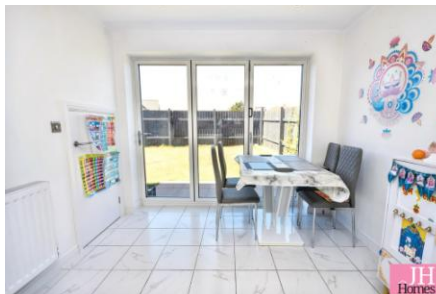
SECOND FLOOR LANDING

Roof window to rear, radiator and access to two bedrooms and a further shower room.

BEDROOM

13' 4" x 8' 8" (4.06m x 2.64m)

Double room with uPVC double glazed window to front, roof window to rear, storage cupboard and radiator.







BEDROOM

13' 4" x 9' 2" (4.06m x 2.79m)

Double room with uPVC double glazed window to front, roof window to rear, storage cupboard and radiator.

SHOWER ROOM

6' 0" x 7' 5" (1.83m x 2.26m)

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle. Half tiling to walls, heated towel rail and extractor fan. Roof window to front aspect.

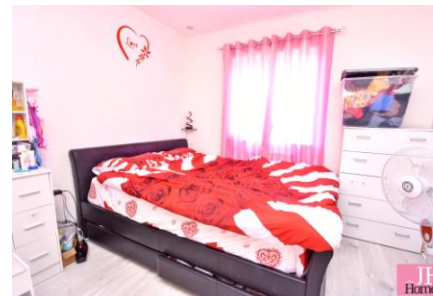
GARAGE

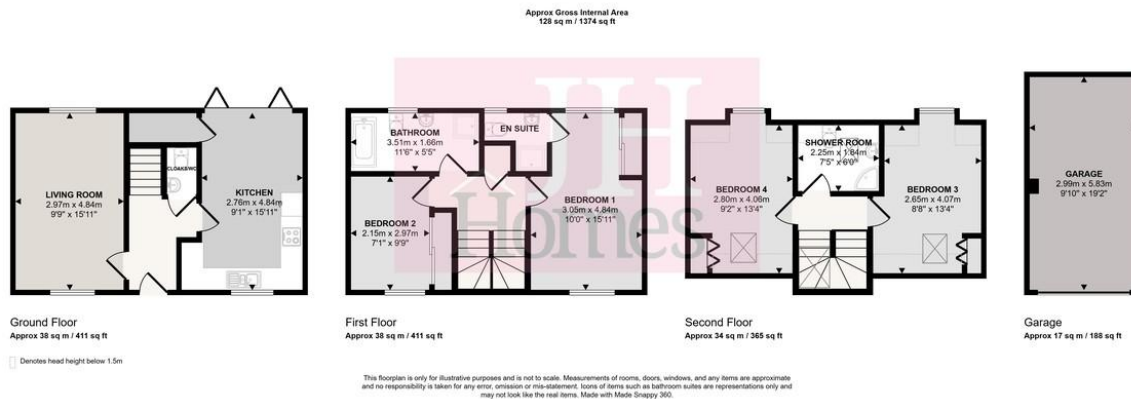
19' 2" x 9' 10" (5.84m x 3m)

Electric roller door, over head storage, light and power.

EXTERIOR

Ample parking leading to entrance door with small lawned area, side aspect and garage. To the rear is a well fenced rear garden with patio and laid mostly to lawn which is enclosed for privacy considerations.





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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

PLEASE NOTE: Add text here

DIRECTIONS:

Entering Barrow via Abbey Road from Mill Brow roundabout, with Furness General Hospital on your right, continue through The Strawberry traffic lights and before the pelican crossing turn left into Fairfield Lane and immediate right into Jesmond Avenue. At the T-junction with West Avenue turn left, and then right into Tamworth Drive. Turn left into Gosforth Crescent where the property can be found on your left hand side. The property can be

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 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.

