



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	

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Northacre Drive, Barrow, BB7 9XT

£320,000

STUNNING MODERN 3 BEDROOM SEMI DETACHED IN BARROW

Nestled in the desirable area of Northacre Drive, Barrow, this modern semi-detached house offers a perfect blend of comfort and style. Built in 2017, the property spans an impressive 1,184 square feet, providing ample space for families or those seeking a little extra room.

Upon entering, you are welcomed into a generous reception room, ideal for both relaxation and entertaining. The well-equipped kitchen is a highlight, featuring a convenient WC and a lovely view of the artificial rear enclosed garden. This outdoor space is perfect for children to play and includes paved areas that are perfect for al fresco dining during the warmer months.

The property boasts three well-appointed bedrooms, with the spacious master bedroom located on the second floor. This retreat features a beautiful ensuite bathroom and a dressing table area, complemented by a large integrated wardrobe, ensuring that storage is never an issue. The two bedrooms on the first floor also come with integrated wardrobes, making them both practical and stylish.

For those with vehicles, the property offers off-road parking for multiple cars and access to a garage at the front, along with landscaped bedding areas that enhance the overall curb appeal.

This home is not just a place to live; it is a sanctuary that combines modern living with thoughtful design. With its prime location and excellent amenities, this property is an opportunity not to be missed.

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Northacre Drive, Barrow, BB7 9XT
£320,000

**3**

**2**

**1**

**B**

- Tenure Freehold

Off Road Parking With Access To Garage

Ideal Family Home Set Over Three Floors

Easy Access To Major Commuter Routes

Council Tax Band D

Viewing Essential

Ample Low Maintenance Garden Space

EPC Rating B

Three Well Proportioned Bedrooms

Sought After Location

Ground Floor

Entrance

Composite double glazed door to hall.

Hall

4'7 x 4'3 (1.40m x 1.30m)

Central heating radiator, door to reception room and stairs to first floor.

Reception Room

13'8 x 10'4 (4.17m x 3.15m)

UPVC double glazed window, central heating radiator, doors to storage and door to kitchen/dining area.

Kitchen/Dining Area

15'5 x 12'5 (4.70m x 3.78m)

Two central heating radiators, range of white gloss wall and base units, quartz work surface with waterfall edge, inset one and a half sink with draining ridges and spring neck mixer tap, Hotpoint oven in a high rise unit, four ring induction hob, exposed stone effect splash back, extractor hood, integrated dishwasher, space for washing machine, access to boiler, space for fridge freezer, Spotlights, Kamdean flooring and UPVC double glazed French doors to rear garden.

WC

5'2 x 3'2 (1.57m x 0.97m)

Central heating radiator, wall mounted wash basin with mixer tap and tiled splash back, dual flush WC and Kamdean flooring.

First Floor

Landing

17'3 x 6'6 (5.26m x 1.98m)

UPVC double glazed window, central heating radiator, doors to bedroom two, bedroom three, bathroom and water cylinder cupboard, stairs to second floor.

Bedroom Two

12'6 x 8'6 (3.81m x 2.59m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

9'8 x 8'9 (2.95m x 2.67m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

9'1 x 6'8 (2.77m x 2.03m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and mixer tap, enclosed direct feed shower, part tiled elevation and Kamdean flooring.

Second Floor

Bedroom One

11'7 x 10'7 (3.53m x 3.23m)

UPVC double glazed window, Velux window, two central heating radiators, door to storage, door to en suite, fitted wardrobe.

En Suite

7'3 x 6'9 (2.21m x 2.06m)

Velux window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, enclosed direct feed shower with part tiled elevation and Kamdean flooring.

External

Rear

Enclosed garden with artificial grass and raised sleepers, Indian stone paving, and patio area.

Front

Bedding areas with mature shrubs, paved area leading to front entrance door and drive for off road parking with access to garage.

