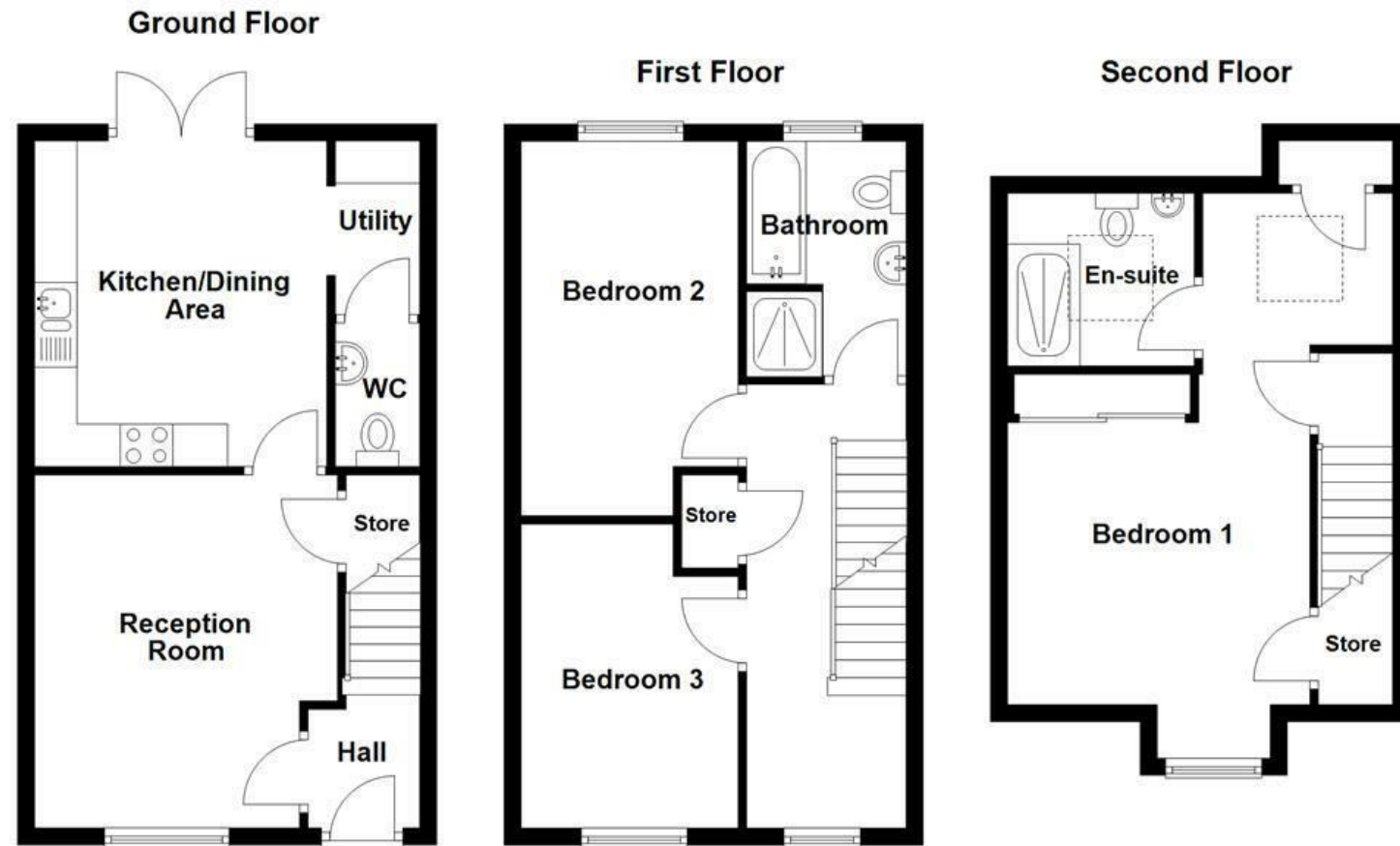




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Northacre Drive, Barrow, BB7 9XT

£310,000

THE PERFECT FAMILY HOME

Nestled on Northacre Drive in Barrow, this impressive semi-detached house offers a perfect blend of modern living and family comfort. Built in 2017, this new build property spans an inviting 1,184 square feet, providing ample space for a growing family.

Upon entering, you will find a well-designed layout featuring a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The property boasts three generously sized bedrooms, ensuring that everyone has their own personal space. With two bathrooms, morning routines will be a breeze, accommodating the needs of busy family life.

The interiors are neutrally finished, showcasing modern decor and contemporary fixtures that create a stylish yet welcoming atmosphere. The low maintenance exteriors mean you can spend more time enjoying your home and less time on upkeep.

For those with vehicles, the property offers off-road parking along with a single garage, providing convenience and security. The location is particularly advantageous, with easy access to commuter routes along the A59, making it an excellent choice for those who travel for work. Additionally, nearby schools and amenities cater to all your daily needs, making this home an ideal choice for families.

Northacre Drive, Barrow, BB7 9XT
£310,000

 3  2  1  B

- Beautifully Presented Semi Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking and Garage
 - EPC Rating B
- Three Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Two Bathrooms
 - Low Maintenance Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

4'7 x 4'4 (1.40m x 1.32m)

Composite double glazed frosted front door, central heating radiator, smoke detector, door to reception room and stairs to first floor.

Reception Room

13'8 x 11'9 (4.17m x 3.58m)

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

Kitchen/Dining Area

12'6 x 12'0 (3.81m x 3.66m)

Central heating radiator, range of wall and base units with laminate work surfaces, integrated high rise oven, four ring electric hob and extractor hood, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, plumbing for dishwasher, space for fridge freezer, spotlights, extractor fan, tiled effect flooring and open to utility.

Utility

6'8 x 3'3 (2.03m x 0.99m)

Central heating radiator, enclosed boiler, plumbing for washing machine, tiled effect flooring and door to WC.

WC

5'7 x 3'3 (1.70m x 0.99m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, extractor fan and tiled effect flooring.

First Floor

Landing

UPVC double glazed window, central heating radiator, smoke detector, doors leading to two bedrooms, bathroom, airing cupboard and stairs to second floor.

Bedroom Two

14'5 x 8'5 (4.39m x 2.57m)

UPVC double glazed window, central heating radiator and freestanding wardrobe (included).

Bedroom Three

11'9 x 8'5 (3.58m x 2.57m)

UPVC double glazed window and central heating radiator.

Bathroom

9'0 x 6'9 (2.74m x 2.06m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed shower enclosed, partially tiled elevations, extractor fan and tiled effect flooring.

Second Floor

Landing

Door to bedroom one.

Bedroom One

19'4 x 11'8 (5.89m x 3.56m)

UPVC double glazed window, Velux window, two central heating radiators, loft access, fitted wardrobes, door to over stairs storage, under eave storage and en suite.

En Suite

7'3 x 6'8 (2.21m x 2.03m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations, extractor fan and tiled effect flooring.

External

Rear

Enclosed garden with artificial lawn and composite decking.

Front

Laid to lawn garden, bedding areas, driveway and access to garage.



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