



## 15 Northacre Drive, Barrow

£320,000 Freehold

Immaculate three bed semi-detached home with high spec interior, open plan living, en-suite, garage, parking, and landscaped low-maintenance garden. Walk to amenities and school. Easy A59 access.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This impressive three bedroom semi-detached home offers immaculate, upgraded accommodation arranged over three floors, situated in a tucked away position within a highly sought after modern development. The property boasts a high specification interior, featuring a stunning open plan ground floor layout that seamlessly combines living, dining and kitchen spaces, ideal for contemporary family living and entertaining. The beautiful upgraded kitchen is fitted with quality appliances and provides ample storage and workspace, complemented by a stylish two-piece cloakroom on the ground floor. Upstairs, there are three well-proportioned bedrooms, including a superb principal suite with a modern en-suite shower room, as well as a separate three-piece family bathroom finished to a high standard. The home is presented in pristine condition throughout and benefits from thoughtful upgrades, ensuring comfort and style in every room. Located within walking distance of local amenities and Barrow School, this property also offers easy commuter access along the A59, making it perfect for families and professionals alike.

The outside space offers a welcoming front with attractive planted shrubs, creating excellent kerb appeal. A side tarmac driveway provides off-road

parking for up to three cars and leads to a detached single garage, complete with up and over door, power and lighting, offering secure storage or workshop space. Gated side access opens to a landscaped rear garden, designed for ease of maintenance with a stone graveled patio and an Indian stone flagged seating area, perfect for outdoor dining and relaxation. Planted garden borders and small trees add colour and interest, while a small timber store behind the garage provides additional storage. The garden is enclosed by timber fencing, offering privacy. This attractive outdoor area is ideal for those seeking a low-maintenance yet stylish garden environment to enjoy throughout the seasons.

- Impressive Modern Semi-Detached Home
- Immaculate Upgraded Accom. Over 3 Floors
- Stunning Open Plan Ground Floor Layout
- Beautiful Upgraded Kitchen & Appliances; 2-pce Cloaks
- 3 Bedrooms; Superb 3-pce Bathroom & En-suite
- Tucked Away Position on Sought After Development
- Attractive Landscaped Patio Garden
- Garage & 3-car Driveway
- Walking Distance To Amenities & Barrow School



### **Entrance Hallway**

Composite double glazed front door, staircase to first floor, panel radiator.

### **Lounge**

uPVC double glazed window with fitted shutter blinds, TV point, panel radiator, understairs storage cupboard, open to dining kitchen:

### **Open Dining Kitchen**

Beautiful recently installed shaker style kitchen with an array of fitted wall, base and drawer units with contrasting quartz worktops and splash back, sink drainer unit with mixer tap and integral drainer, under unit lighting, a range of integrated appliances including eye level electric oven and grill with combination microwave oven, 5-ring induction hob with extractor filter canopy over, dishwasher, fridge freezer, plumbing for washing machine, karndean tiled flooring, panel radiator, recessed spotlights, uPVC double glazed window with fitted shutter blinds, open to lounge.

### **Rear Hall**

Karndean tiled flooring, panel radiator, external double glazed door to garden.

### **Cloakroom**

Modern 2-pce white suite, half pedestal hand basin with mixer tap, low level w.c., karndean tiled flooring, panel radiator, extractor fan.

### **First Floor Landing**

Spindle balustrade, panel radiator, uPVC double glazed window with fitted shutter blinds, staircase to 2nd floor.

### **Bedroom Two**

Double room with carpet flooring, uPVC double glazed window with fitted shutter blinds, panel radiator, feature panelled wall, built in cupboard also housing gas central heating boiler.

### **Bedroom Three**

Carpet flooring, panel radiator, uPVC double glazed window with fitted shutter blinds.

### **Bathroom**

Attractive modern 3-pce white suite comprising bath with panelled surround, screen and thermostatic shower over, mixer tap, low level w.c, ceramic bowl with mixer tap on vanity unit with cupboard under, part tiled walls, ladder style radiator, karndean tiled flooring, extractor fan, uPVC double glazed window.

### **Second Floor Bedroom One**

Master double bedroom with uPVC double glazed window with fitted shutter blinds, carpet flooring, panel radiator, TV point, deep fitted mirror wardrobes.

### **En-suite Shower Room**

Modern 3-pce white suite comprising shower enclosure with thermostatic shower, pedestal wash basin, low level w.c., part tiled walls, karndean tiled flooring, velux window, extractor fan.





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>

1033 ft<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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