



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Lower Clough Fold, Barrowford, BB9 8LG

Offers Over £199,950

****A DELIGHTFULLY SPACIOUS, WELL LOCATED, SEMI-DETACHED, THREE STOREY TOWNHOUSE IN THE HEART OF BARROWFORD****

This immaculate, three/four bedroomed, three storey property is proudly welcomed to the market in a highly desired and convenient area of Barrowford. Situated on a quiet cul-de-sac amongst a number of equally, well maintained homes. The property would make an ideal family home, though would equally suit a couple desiring more space. Complete with a superb integral garage and spacious accommodation, quality fixtures and fittings and tasteful decor. The property is a true credit to the current owners. Comprising briefly: a welcoming entrance hallway on an elevated level, housing a staircase to the first floor and doors leading to a WC, utility room and a superb integral garage with roller shutter door and 11ft head height. The utility room provides access through to a fourth bedroom/snug and allows access out to the rear. To the first floor, there is a spacious dining/kitchen and lounge, the kitchen is fitted with a range of modern wall and base units and includes a number of quality integrated appliances. To the second floor there is a luxury family bathroom, master bedroom with en-suite facility and two further bedrooms; 'the piece de resistance' is a Systemline integrated speaker system that runs through the first and second floors of the property. Externally, this impeccable home enjoys a fully enclosed rear garden with planted shrubs and low maintenance stone flags. The front provides off-road parking on a driveway that leads to the garage and steps to the front door. Viewings can be arranged by calling our Burnley team at your convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(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.

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- Impressive Townhouse Property
- Three Piece Bathroom
- Off Road Parking and Garage
- EPC Rating C
- Stylish Open Plan Living
- Set Over Three Floors
- Tenure Freehold
- Modern Fitted Kitchen
- Well Presented Paved Garden
- Council Tax Band D

Ground Floor

Entrance

UPVC double glazed door to the hallway.

Hallway

20'6" x 8'1" (6.25 x 2.46)

Wood effect flooring, stairs to the first floor, central heating radiator, coving to the ceiling, smoke alarm and doors to the WC, utility room and the garage.

WC

6'3" x 2'10" (1.91 x 0.86)

Twin-flush WC, pedestal washbasin with mixer tap, central heating radiator and wood effect flooring.

Garage

20'6" x 9'5" (6.25 x 2.87)

11 ft head height with roller-shutter doors, lighting and power and scope to install a mezzanine floor.

Utility Room

9'11" x 8'6" (3.02 x 2.59)

Wood effect flooring, UPVC double glazed door to the rear, wood effect base and floor-to-ceiling units with granite effect worktops and tiled splashbacks, stainless steel sink with drainer and mixer tap, plumbing for utilities and door to ground floor bedroom.

Ground Floor Bedroom

9'7" x 9'0" (2.92 x 2.74)

UPVC double glazed window, central heating radiator and wood effect flooring.

First Floor

Landing

10'0" x 6'5" (3.05 x 1.96)

Stairs to the second floor, coving to the ceiling, central heating radiator and door to the kitchen/diner.

Kitchen/Diner

15'10" x 16'8" (4.83 x 5.08)

Two UPVC double glazed windows, wood effect flooring, coving to the ceiling, wood effect wall and base units with granite effect worktops, tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher, electric oven with four-ring gas hob and extractor fan, integrated fridge/freezer, breakfast bar, upright radiator and arch to reception room one.

Reception Room One

17'0" x 14'0" (5.18 x 4.27)

Two UPVC double glazed windows, TV point, central heating radiator and coving to the ceiling.

Second Floor

Landing

8'8" x 7'6" (2.64 x 2.29)

Coving to the ceiling, loft access and doors to the bathroom and three bedrooms.

Bedroom One

12'7" x 10'11" (3.84 x 3.33)

UPVC double glazed window, TV point, central heating radiator and door to the en-suite.

En-Suite

8'7" x 5'5" (2.62 x 1.65)

Velux window, corner shower enclosure with direct-feed power shower, twin-flush WC, vanity top washbasin, chrome heated towel rail and partially tiled elevations.

Bedroom Two

12'7" x 8'11" (3.84 x 2.72)

UPVC double glazed window, central heating radiator, TV point and door to walk-in wardrobe.

Walk-In Wardrobe

Rail and shelving installed.

Bedroom Three

9'7" x 7'10" (2.92 x 2.39)

UPVC double glazed window, central heating radiator and storage.

Bathroom

7'7" x 5'11" (2.31 x 1.80)

Three-piece suite comprising: panelled bath with direct-feed power shower, twin-flush WC, pedestal washbasin with mixer tap, and chrome heated towel rail.

External

Front

Block-paved driveway providing off-road parking for one/two cars leading to the garage.

Rear

Fence enclosed, low maintenance, Indian-stone paved garden with stone-steps and ornate balustrade leading up to the back door.

Agent's Notes

Council Tax Band D.

* A systemline integrated speaker system has been installed and runs throughout the 1st and 2nd floors.

