

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Jobson Road, Barrowford, BB9 6FB

### Offers Over £370,000

#### SPACIOUS AND MODERN FAMILY HOME

Welcome to this stunning modern family home located on Jobson Road in the charming town of Barrowford, Nelson. This property boasts a contemporary design with modern decoration and appliances, perfect for those looking for a stylish and comfortable living space.

Located in a private cul de sac, this home offers not only a sense of exclusivity but also breath-taking views over the valley, providing a picturesque backdrop for everyday living. Imagine waking up to the beauty of the valley right outside your window!

This property has off-road parking for three vehicles with the additional advantage of a "zappi" EV charger which is powered by a sixteen-panel solar array. The solar panel array has the additional advantage of an export contract in place.

Convenience is key with this property, as it offers easy access to local amenities, making daily errands a breeze. Whether you're popping out for groceries or heading to a nearby cafe, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this modern family home your own and enjoy the best of what Barrowford has to offer. Book a viewing today and step into your future dream home!

# Jobson Road, Barrowford, BB9 6FB

## Offers Over £370,000

 4  2  1  B

- Detached Property
- Fitted Kitchen With A Range Of Appliances
- Off Road Parking With EV Charger
- EPC Rating: B
- Four Bedrooms
- Solar Panels With Export Contract In Place
- Freehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: E

### Ground Floor

#### Hall

18'2 x 7'4 (5.54m x 2.24m)

Composite entrance door, central heating radiator, wood effect flooring, under stairs storage, stairs to first floor and doors to reception room, kitchen and WC.

#### Reception Room

12'10 x 11'3 (3.91m x 3.43m)

UPVC double glazed window, central heating radiator, two feature wall lights, TV point and wood effect flooring.

#### Kitchen

19' x 11'4 (5.79m x 3.45m)

Two UPVC double glazed window, two central heating radiators, spotlights, wall and base units, granite worktops, under cupboard lighting, double ovens in high rise units, four ring induction hob, extractor hood, tiled splash back, one and half bowl stainless steel inset sink with mixer tap, integrated dishwasher, integrated fridge freezer, wood effect flooring and UPVC French doors to rear.

#### WC

11'1 x 5'5 (3.38m x 1.65m)

Central heating radiator, spotlights, laminate worktops, dual flush WC, wall mounted wash basin with mixer tap, extractor fan, plumbing for washing machine, space for dryer and wood effect flooring.

### First Floor

#### Landing

11'10 x 8' (3.61m x 2.44m)

Central heating radiator and doors to four bedrooms and bathroom.

#### Bedroom One

13'4 x 11'1 (4.06m x 3.38m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

7' x 4'9 (2.13m x 1.45m)

Central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower, extractor fan, part tiled elevation and wood effect flooring.

#### Bedroom Two

13'5 x 7'7 (4.09m x 2.31m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

11'8 x 8'1 (3.56m x 2.46m)

UPVC double glazed widow, central heating radiator and boiler.

#### Bedroom Four

10'7 x 8'4 (3.23m x 2.54m)

UPVC double glazed window and central heating radiator.

### Bathroom

7' x 6'6 (2.13m x 1.98m)

Central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, part tiled elevation and wood effect flooring.

### External

#### Front

Drive for off road parking with EV charger.

#### Rear

Tiered laid to lawn, paving and timber office outbuilding.

#### Office

9'1 x 7'3 (2.77m x 2.21m)

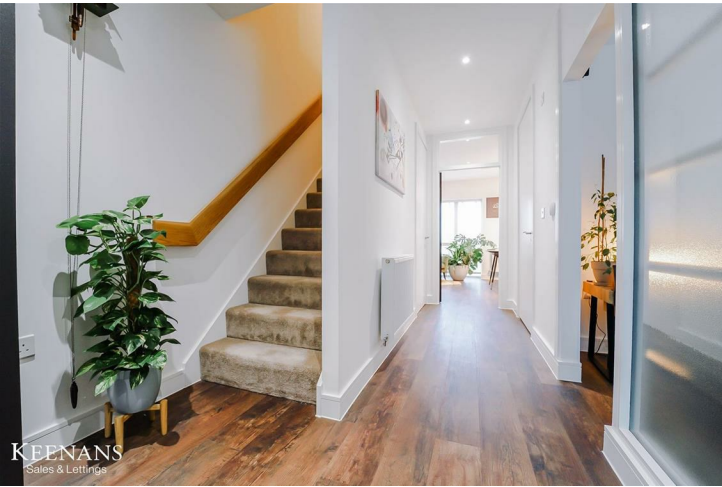
UPVC double glazed window, coving, under floor heating and vinyl flooring.

### NEED A MORTGAGE?

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