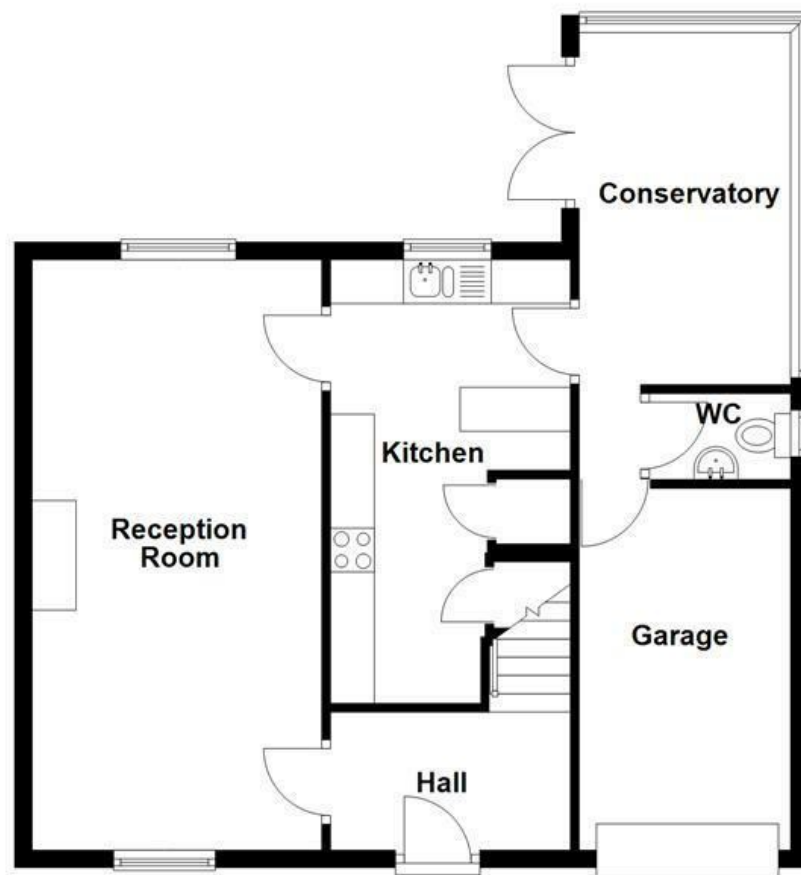
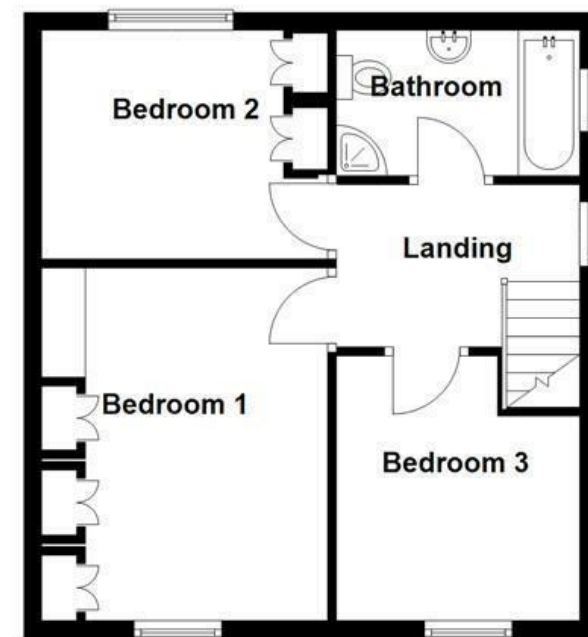


Ground Floor



First Floor



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

Ashfield Close, Barrowford, BB9 6DJ

£225,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout with enviable gardens, spacious rooms and ample off road parking, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Barrowford. With added conservatory, integral garage and no chain delay, this property is the perfect family home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Colne, Skipton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen and staircase to the first floor. The kitchen then guides you on to a conservatory which leads through to a WC and through to the garage. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is a laid to lawn garden with paving and bedding areas to the rear. To the front there is a block paved driveway.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Ashfield Close, Barrowford, BB9 6DJ

£225,000



- Semi Detached Property
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: TBC
- Three Bedrooms
- Four Piece Bathroom
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

9'1 x 5'1 (2.77m x 1.55m)
UPVC double glazed frosted entrance door, central heating radiator, coving, stairs to first floor and doors to reception room and kitchen.

Reception Room

22' x 10'10 (6.71m x 3.30m)
Two UPVC double glazed windows, two central heating radiators, coving, two feature wall lights, gas fire, granite effect hearth and surround, TV point and door to kitchen.

Kitchen

16'7 x 9' (5.05m x 2.74m)
UPVC double glazed window, central heating radiator, wood effect wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric oven in high rise unit, four burner gas hob, extractor hood, space for undercounter fridge, plumbing for dishwasher, plumbing for washing machine, under stairs storage, slate effect vinyl flooring and doors to conservatory.

Conservatory

16'8 x 7'11 (5.08m x 2.41m)
UPVC double glazed windows, central heating radiator, PVC clad ceiling, stone flag floor, doors to garage and WC and UPVC double glazed French doors to rear.

WC

5'3 x 3'3 (1.60m x 0.99m)
UPVC double glazed frosted window, central heating radiator, spotlights, low flush WC and wall mounted wash basin with traditional taps.

Garage

13'6 x 7'11 (4.11m x 2.41m)
Up and over door, two UPVC double glazed window, Worcester boiler, power and lighting

First Floor

Landing

9' x 5'11 (2.74m x 1.80m)
UPVC double glazed window, coving, loft access and doors to three bedrooms and bathroom.

Bedroom One

13'6 x 10'7 (4.11m x 3.23m)
UPVC double glazed window, central heating window, central heating radiator, feature wall light and fitted wardrobes.

Bedroom Two

10'7 x 8'7 (3.23m x 2.62m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'11 x 9'1 (3.02m x 2.77m)
UPVC double glazed window and central heating radiator,

Bathroom

9'1 x 5'5 (2.77m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed shower in single enclosure, tiled elevation and tiled floor.

External

Front

Off road parking and stone chips.

Rear

Laid to lawn garden, paving, bedding areas, mature shrubs and greenhouse.



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