



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		
	54	72
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.

Carr Hall Road, Barrowford, BB9 6BX

£270,000

AN IMMACULATE, FULLY UPDATED FOUR BEDROOM MID TERRACED PROPERTY

Situated within the most picturesque location and having undergone a full transformation with the highest quality finish, this immaculate four bedroom mid terraced property is being proudly welcomed to the market in the sought after area of Barrowford. With an abundance of indoor space, four generously sized bedrooms and high quality fixtures and fittings, this idyllic property is the perfect family home for anyone looking for a luxurious and private lifestyle! With panoramic countryside views, added wash room to the rear and two spacious reception rooms, this property is a fantastic home which is a credit to the current owners who have transformed this property into the most admirable home!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads openly on to a contemporary fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms, modern family bathroom and staircase to the fourth bedroom. Externally there is an enclosed yard to the rear with access to a washroom which houses a WC. To the front there is a patio garden with bedding areas.

For further information or to arrange a viewing please contact our Burnley office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

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**4****1****2****E**

- Stunning Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating E
- Four Bedrooms
 - Immaculate Presentation Throuhgout
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Panoramic Countryside Views
 - Council Tax Band C

Ground Floor

Entrance

UPVC double glazed leaded door to vestibule.

Vestibule

4'5 x 3'3 (1.35m x 0.99m)

Coving, full tiled elevation and hard wood single glazed front leaded door to hall.

Hall

12'6 x 3'6 (3.81m x 1.07m)

Central heating radiator, coving, corbell, doors to two reception rooms and stairs to first floor.

Reception Room One

16'6 x 13'4 (5.03m x 4.06m)

UPVC double glazed bay window, central heating radiator, coving, gas fire and television point,

Reception Room Two

17'4 x 13'11 (5.28m x 4.24m)

UPVC double glazed window, under floor heating, central heating radiator, coving, gas fire, wood effect floor and open to kitchen.

Kitchen

14'1 x 9'1 (4.29m x 2.77m)

UPVC double glazed window, heated towel rail, under floor heating, range of white wall and base units, Corian surface, limestone splash back, stainless steel sink with mixer tap, integrated electric double Siemens oven, four ring gas hob, extractor hood, integrated fridge freezer, dishwasher, spotlights, integrated breakfast bar, wood effect floor and UPVC double glazed door to rear.

First Floor

Landing

19'10 x 7'4 (6.05m x 2.24m)

Doors to three bedrooms and inner landing.

Bedroom One

15'4 x 11'2 (4.67m x 3.40m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

13'11 x 12'2 (4.24m x 3.71m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'10 x 9'3 (3.61m x 2.82m)

UPVC double glazed window and central heating radiator.

Bathroom

6'1 x 6' (1.85m x 1.83m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite pedestal wash basin with mixer tap,, dual flush WC, panel bath with mixer tap, direct feed rainfall mist shower head, full tiled elevation, spotlights, extractor fan and tiled floor.

Inner Landing

12'6 x 4'10 (3.81m x 1.47m)

UPVC double glazed window and stairs to bedroom four.

Bedroom Four

15'8 x 15' (4.78m x 4.57m)

Three Velux windows, central heating radiator, eave storage and smoke alarm.

External

Front

Patio garden with bedding area.

Rear

Patio yard with outbuilding.

Outbuilding

11'1 x 8'9 (3.38m x 2.67m)

Plumbed for washing machine, space for dryer and fridge freezer, boiler and WC.



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