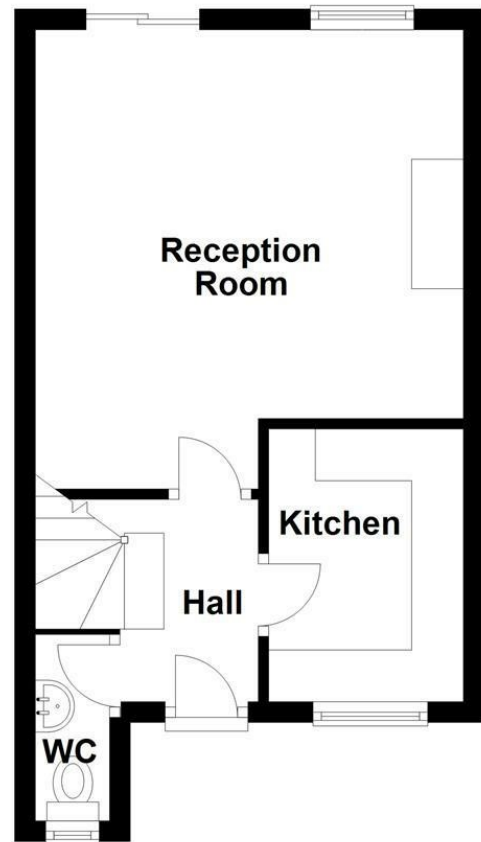
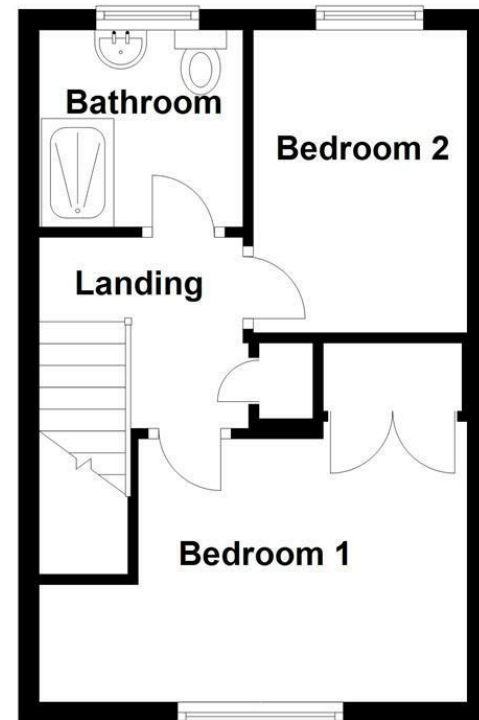


Ground Floor
Approx. 297.8 sq. feet



First Floor
Approx. 288.9 sq. feet



Total area: approx. 586.7 sq. feet

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.

Oak Close, Barrow, BB7 9FH

£800

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY IN A SOUGHT AFTER AREA

Welcome to Oak Close, Barrow - a charming location that could be the perfect setting for your new home! This fantastic two-bedroom mid-terrace house offers a cosy and inviting atmosphere that is sure to capture your heart.

As you step inside, you are greeted by a fitted kitchen and spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The property boasts two well-appointed bedrooms, providing ample space for a small family, a couple, or even a home office. Also having a downstairs WC as well as shower room adds convenience.

One of the highlights of this property is the garden with conifer hedge and parking to the front offering a lovely outdoor space where you can enjoy a morning coffee or host a summer barbecue with friends and family. Imagine the possibilities for creating your own little oasis right in the heart of this popular area.

With a total of 495 sq ft of living space, this mid-terrace house is the ideal blend of comfort and convenience. Whether you are looking to take your first step on the property ladder or seeking a cosy retreat to call your own, this property has the potential to be the perfect fit for you.

Oak Close, Barrow, BB7 9FH

£800



- Mid Terraced Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Two Bedrooms
- Complete Blank Canvas
- Freehold
- Three Piece Shower Room
- Enclosed Rear Terraced Garden & Extra Garden Plot to the front of Property
- Council Tax Band: B

Ground Floor

Entrance Hall

6'11 x 6'4 (2.11m x 1.93m)

Hardwood entrance door, wood effect flooring, stairs to first floor, doors to reception room, kitchen and WC

Kitchen

8'8 x 6'2 (2.64m x 1.88m)

Hardwood double glazed window, range of wood panel wall and base units, laminate worktops, integrated oven with four ring electric hob, extractor fan, tiled splashback, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, boiler and wood effect flooring.

WC

5'11 x 2'4 (1.80m x 0.71m)

Hardwood double glazed frosted window, low base WC, wall mounted wash basin and wood effect flooring.

Reception Room

14'7 x 13'7 (4.45m x 4.14m)

Hardwood double glazed window, two central heating radiators, gas fire in decorative surround, TV point, under stairs storage, wood effect flooring and hardwood double glazed sliding door to rear.

First Floor

Landing

Loft access, doors to two bedrooms, shower room and airing cupboard.

Bedroom One

13'6 x 8'8 (4.11m x 2.64m)

Hardwood double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

9'7 x 6'9 (2.92m x 2.06m)

Hardwood double glazed window and central heating radiator.

Shower Room

6'4 x 6'3 (1.93m x 1.91m)

Hardwood double glazed window, central heating radiator, dual flush WC, pedestal wash basin, direct feed shower, part tiled elevations and tiled flooring.

External

Rear

Enclosed flagged patio, stone chippings, timber shed and gate to rear.

Front

Laid to lawn garden and off road parking.



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