



2 Middle Lodge Road, Barrow

OIRO £415,000 Freehold

**** BEAUTIFUL FOUR BEDROOM FAMILY DETACHED ON CORNER PLOT CUL-DE-SAC POSITION ACROSS BARROW LODGE & PENDLE HILL**** This stunning property is immaculately presented by the current owners and it is ideally located with excellent access onto the A59, between Whalley and Clitheroe, perfect for those wishing to commute with attractive landscaped gardens and detached garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This impressive modern freehold detached family home provides stunning well appointed accommodation which is superbly presented throughout and is attractively positioned on a lovely corner plot on the periphery overlooking Barrow Lodge and with rural outlooks across towards Pendle Hill. This delightful property enjoys light and airy accommodation with a generous hallway and living room and an impressive light filled modern open plan fitted dining kitchen with an array of integrated appliances and an additional open living area with feature skylights, a fantastic social living space which is definitely the heart of the home to the rear enjoying private outlooks over the garden with french doors. In addition there is a separate useful utility room, modern two-piece cloakroom and flexible office to the front of the home. The first floor boasts four bedrooms off a central landing all complete with modern fitted wardrobes with a sizeable four piece family bathroom and master three piece en-suite shower room. Middle Lodge road is well located within easy walking distance to a whole host of local amenities, services and nearby Barrow URC Primary School, with countryside walks from the doorstep within Barrow Brook it is ideally located with excellent access onto the A59, positioned between Whalley and Clitheroe, perfect for those wishing to commute.

Positioned on an attractive corner plot position with well stocked planted front garden with shrubs and paved pathway. Block paved side driveway with private parking for 2/3 cars leading to a detached single garage measuring approx. 22'1" x 9'3" with up and over door, power and lighting, side personal uPVC double glazed door and window with external sensor lighting. Side gate access leading through to a beautiful attractively landscaped private rear garden with an area laid to artificial lawn, indian stone flagged patio and stone pebbled patio with raised planted garden borders, cold water tap, lighting, hedging and timber fencing surround. early internal viewing is highly recommended.

- Impressive Detached Modern Family Home
- Desirable Corner Plot Position Overlooking Barrow Lodge
- 4 Bedrooms With Master En-suite
- Stunning Well Appointed Accommodation
- Extensive Modern Living Dining Kitchen
- Additional Flexible Office, Hallway & Generous Lounge
- Modern 4-pce Bathroom, Cloaks, Utility Room
- Superb Private Gardens, Garage & 3-Car Drive
- Walking Distance To Local Amenities & Barrow School
- Well Located By A59 between Clitheroe & Whalley



Entrance Hallway

Composite front door, carpet flooring, panelled radiator.

Lounge

Carpet flooring, panelled radiators, television point, uPVC double glazed window and feature uPVC double glazed bay window with pleasant aspects across towards the lodge and Pendle Hill.

Office

Carpet flooring, panelled radiator, uPVC double glazed window.

Cloakroom

2-pce modern white suite comprising pedestal wash basin with mixer tap, low level w.c., panelled radiator, tiled flooring, uPVC double glazed window.

Fantastic Open Plan Living Dining Kitchen

Kitchen: Modern high gloss wall, base and drawer units with complementary working surfaces and upstands, built-in fridge freezer, dishwasher, Bosch double electric oven and grill, 1½ bowl sink drainer with mixer tap, ceramic 4-ring hob, with stainless steel filter extractor canopy over, tiled flooring, uPVC double glazed windows, recessed spotlighting. Dining Living Area: Tiled flooring, television point, wall light points, panelled radiator, velux windows, uPVC double glazed windows and french doors leading out to rear garden. Inner hallway with spindle return staircase leading to first floor, understairs storage cupboard, panelled radiator.

Utility

Wall and base units with complementary working surfaces, plumbing for washing machine, space for tumble dryer, wall mounted Potterton combination gas central heating boiler, tiled flooring, panelled radiator, uPVC double glazed window.

Landing

Spindle balustrade, carpet flooring, panelled radiator, loft access, built in storage cupboard.

Bedroom One

Carpet flooring, panelled radiator, built-in full length mirrored wardrobes, uPVC double glazed window with attractive outlooks over Barrow Lodge and across towards Pendle Hill.

En-suite Shower Room

2-pce modern white suite comprising shower enclosure with thermostatic shower over, tiled walls, sliding glazed door, vanity wash basin with mixer tap, drawers under, low level w.c., tiled flooring, recessed spotlighting, extractor fan, uPVC double glazed window.

Bedroom Two

Double room with carpet flooring, a range of modern built-in furniture including wardrobes with spotlighting, drawers and cabinets, panelled radiator, television point, uPVC double glazed windows with pleasant aspects across Barrow Lodge and Pendle Hill.

Bedroom Three

Carpet flooring, television point, panelled radiator, built-in corner wardrobe with spotlighting, uPVC double glazed windows.

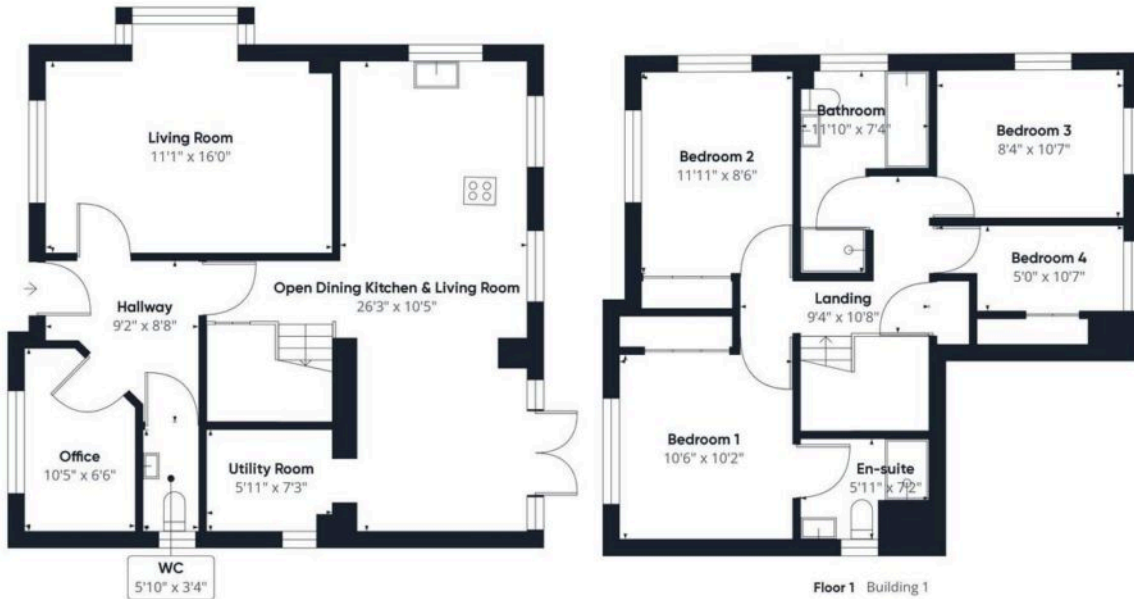
Bedroom Four

Carpet flooring, a sumptuous range of built-in cupboards and drawers, uPVC double glazed window.

Bathroom

Excellent spacious 4-pce modern white suite comprising panelled bath with handheld shower attachment and mixer tap, double shower enclosure with thermostatic shower over, wall hung vanity wash basin with mixer tap, drawers under, low level w.c., shaver point, ladder style radiator, tiled flooring, part tiled walls, recessed spotlighting, uPVC double glazed window.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1483.7 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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