



SHAP CLOSE, BARROWFORD, BB9 6EZ

[NO CHAIN]



ATTRACTIVE CUL-DE-SAC / FRINGE OF OPEN COUNTRYSIDE / CLOSE TO BARROWFORD AMENITIES / WELL-MAINTAINED DORMER-SEMI / Positioned on this highly desirable development, just-off Pasture Lane and affording well maintained accommodation with excellent further potential and which will appeal to young families and couples seeking to downsize.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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Positioned within an attractive short cul-de-sac of similar property on this highly desirable development located just-off Pasture Lane. Well placed on the fringe of open countryside, yet within a short walk of all the amenities of Barrowford village including Booths supermarket and a rich tapestry of boutique shops, bars and restaurants. Only a few minutes' drive from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

A brick-built dormer-style semi-detached affording accommodation which will appeal equally to young families and couples seeking to downsize. The well-maintained interior benefits from the usual comforts throughout more-than-ample reception spaces and three bedrooms over the ground and first floors. Excellent further potential exists for further accommodation to the first floor, whilst private mature gardens both front and rear add to the appeal. An early appointment to view is highly recommended.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, TWO ATTRACTIVE RECEPTION ROOMS, KITCHEN, MODERN SHOWER ROOM, BEDROOM THREE, FIRST FLOOR:- TWO FURTHER DOUBLE-SIZED BEDROOMS, TWO-PIECE ENSUITE CLOAKROOM, LAWNED GARDEN TO FRONT, TARMACADAM DRIVEWAY PROVIDING OFF-ROAD PARKING WITH CAR PORT, LOW-MAINTENANCE GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having frosted arched leaded double glazed centre panel and double glazed panel over, opening into:-

Entrance Porch

3'0" x 2'07" Twin colour leaded glazed panelled door opening through into:-

Reception Hallway

L-shaped Coved ceiling, inbuilt meter / storage cupboard, radiator, laminate wood floor, wall light points. Gloss-panelled doors leading from hallway and opening into:-



Reception Room One

16'02" x 11'09" into chimney breast recess. Feature marble fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, radiator, open tread stairs with spindle balustrade ascending to the first floor level. UPVC framed double glazed picture-window affording a private outlook to the front elevation.



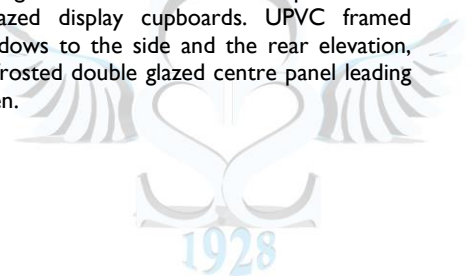
Reception Room Two

11'07" x 11'10" plus door recess. Coved ceiling, wall light points, radiator, laminate wood floor. UPVC framed double glazed patio-style doors leading out into the rear garden.



Kitchen

8'04" x 11'0" Stainless steel sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating stainless steel oven / grill and four ring ceramic hob with concealed extractor canopy over, co-ordinating worktops and part-tiled walls with concealed illumination, plumbing for washing machine and dishwasher, space for tall fridge freezer, glazed display cupboards. UPVC framed double glazed windows to the side and the rear elevation, UPVC door with frosted double glazed centre panel leading into the rear garden.





Bedroom Three

6'09" x 9'05" Laminate wood floor, coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



Shower Room

7'04" x 5'07" Modern three piece white suite incorporating low-level WC, wash basin set into modern vanity style unit and step in glazed shower cubicle with chrome mixer rain shower fittings and glazed screen over, boarded walls and ceiling with inset spot lighting extractor, heated towel rail. UPVC framed frosted double glazed window.

First Floor Landing

4'04" x 12'07" Return spindle balustrade. Gloss-panelled doors from landing and opening into:-

Bedroom One

11'08" x 10'02" UPVC framed double glazed window affording a panoramic elevated outlook to the rear elevation, radiator, access to eaves storage areas.



Bedroom Two

9'10" x 11'05" Fitted range of wardrobes / cupboards, radiator. UPVC framed double glazed window to the side elevation. Access to:-

Ensuite

4'02" x 7'08" Two piece white suite incorporating low-level WC and wash hand basin, inbuilt storage cupboard and access to eaves storage areas. Sealed unit double glazed Velux style window.





Outside

Lawned garden to the front screened by mature trees and bushes, long private driveway extending to the side with car port and providing off-road parking. Enclosed low-maintenance rear garden with tiered paved patio areas, dwarf walling, flower / shrub beds and timber fencing to the perimeter.



Tenure : Freehold

Energy Performance Certificate Rating : D

Council Tax Band : C

Approximate Square Footage : 899 SqFt / 84 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

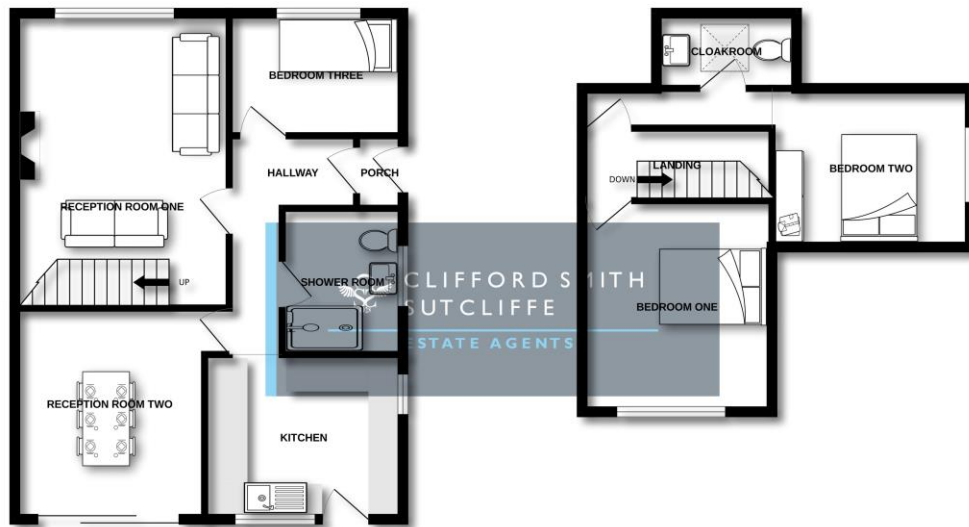
Further information supplied by our vendor:-

The solar panels were installed in 2021 generating electricity both to the grid and also into batteries in the attic space for the property.



GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.

FIRST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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