



2 Birch Grove,
Barrow

Offers Over £350,000

A spacious detached house built in 1995 on a small popular estate between Whalley and Clitheroe. Featuring three double bedrooms, it would be straightforward to revert back to its original four bedroom format. It further comprises ground floor: hall, cloakroom, lounge, dining room, a Wren fitted kitchen and a conservatory. First floor: three double bedrooms each with fitted furniture, house bathroom and en-suite. Private gardens to front and rear with lawns and patios plus a two-car drive and a single garage. (1,108 sq ft/103 sq m approx/EPC: D).

Viewing strongly recommended.



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Directions

On approach from Whalley along Clitheroe Road, continue over the roundabout by Whiteacre Lane. Turn next right into Chestnut Crescent. Birch Grove is the cul-de-sac turning on the right and the property can be found on the left-hand side.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Worcester conventional boiler situated in the garage with a hot water cylinder/electric immersion heater in the first floor airing cupboard. Council tax payable to RVBC Band E. Freehold tenure.

Additional Features

The property has PVCu double glazed windows and a Wren fitted kitchen.

Location

A popular residential area conveniently located between the bustling village of Whalley and the historic market town of Clitheroe. Barrow enjoys quick access to the A59.

Accommodation

The front door opens to a hall, a railed staircase rising to the first floor with a two-piece cloakroom beneath. The lounge is a generously proportioned family room with a feature fireplace and a pebble effect living flame gas fire. Double doors open to the spacious dining room which provides access to a conservatory through sliding doors. The excellent breakfast kitchen has a smart arrangement of Wren fitted base and wall cabinetry on a four walls, in the popular Shaker style. Paired with granite effect counters it has a Blanco stainless steel sink unit/mixer tap and a dining bar for two stools. The built-in cooking appliances comprise an electric double oven with a gas hob beneath a stainless steel/glass extractor. Built-in dishwasher. The fridge/freezer are integrated and there is plumbing for a washing machine. There are pan and utensils drawers and concealed LED worktop lighting.

On the first floor there are well balanced bedrooms. The rear facing master is a large double (formerly two bedrooms) with two windows and built-in wardrobes along one wall. It has a stylish three-piece en-suite shower room comprising a cubicle with a thermostatic shower, wall hung vanity washbasin and a low suite wc. Walls and floor are tiled and towels warm on a chromed ladder radiator. (We have been advised by the vendor that this four-bedroomed design property was preferred as a three-bedroomed format by the original owners). It would be a straightforward job to reconfigure back to four bedrooms if required. Bedroom 2 is a front facing double with two windows and a built-in wardrobe, bedroom 3 is another double with built-in wardrobes, drawers and dressing table. On the landing you'll see a loft access hatch and a shelved airing cupboard with a hot water cylinder. The house bathroom has tiled walls and floor with a three-piece suite comprising a panelled bath with a glazed screen and a Vado thermostatic shower over, low suite wc and a vanity washbasin. Towels warm on a chromed ladder radiator.

Outside

To the front a lawned garden with privacy screen hedging and a double car width tarmac drive leading to a single garage with an up-and-over door. To the rear a larger lawned garden with mature planting, brick dwarf retaining wall and two flagged patios.

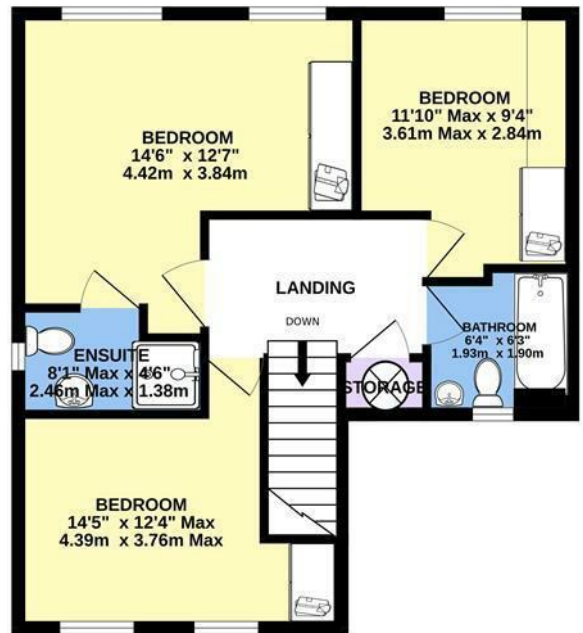
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Viewing is strongly recommended.

Viewing

Strictly by appointment.



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.

TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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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