





Situated within a popular and well-maintained development in Barrow, this superb first-floor two-bedroom apartment offers spacious, stylish accommodation ideally suited to first-time buyers, downsizers, or those seeking comfortable single-level living. Finished with contemporary interiors, neutral décor, and quality fixtures, the property is conveniently positioned for easy access to local amenities, as well as excellent commuter links along the A59 towards Burnley, Blackburn, and Skipton.

Enjoying dual aspects across the adjoining babbling brook and green scenery, this well-presented two-bedroom apartment is offered to the market with **no onward chain**.

Accessed via a secure communal entrance and reached via staircase or lift, the property opens into a welcoming hallway with intercom system, a large storage cupboard housing the electric boiler and space for a tumble dryer, central heating radiator, and internal doors leading to both bedrooms, a modern Jack & Jill bathroom, and a beautifully appointed open-plan living/kitchen/dining room.

The kitchen has been tastefully fitted with white gloss units, granite-effect worktops, and integrated appliances including oven, gas hob, extractor fan, microwave, fridge freezer, and dishwasher, as well as a stainless steel sink with high-spout mixer tap. A Potterton boiler is discreetly housed in the corner, and the area is finished with wood-effect flooring and contemporary décor, offering the perfect setting for both relaxing and entertaining. This sociable space is filled with natural light thanks to dual-aspect windows and French-style patio doors leading directly to the rear communal gardens.

Both bedrooms are generously sized, with bedroom one benefiting from direct access to the bathroom. The Jack & Jill style bathroom is modern and well-appointed, comprising a panelled bath with overhead double shower, wall-mounted wash basin with mixer tap and mirror, dual-flush WC, chrome heated towel rail, extractor fan, underfloor heating, tiled flooring, and spotlighting for a sleek, clean finish.

Externally, the apartment enjoys access to neatly kept communal gardens, with an adjoining brook providing a peaceful backdrop. The property further benefits from an allocated parking space, with additional visitor parking available. Set in a desirable residential area, this home offers a rare opportunity to acquire a well-designed, move-in-ready property in a convenient and well-connected location.

Barrow is a charming and well-connected village located in the heart of the Ribble Valley, just a short distance from the bustling market towns of Clitheroe and Whalley. Popular with families, professionals, and downsizers alike, Barrow offers a mix of modern developments and traditional homes, surrounded by rolling countryside and excellent local amenities. The village benefits from a highly regarded primary school, convenience stores, and easy access to the A59, providing superb commuter links to nearby towns and cities such as Blackburn, Preston, and Skipton. With beautiful rural walks on the doorstep and the renowned beauty of the Ribble Valley all around, Barrow strikes the perfect balance between village charm and practical modern living.

## Services

All mains services are connected apart from gas. Electric boiler heating.

## Tenure

We understand from the owners to be Leasehold. Management fee of £1,750 per annum (alternatively this fee is payable monthly). 985 years remaining on the lease.

## Energy Performance Rating

C (73).

## Council Tax

Band B.

## Viewings

Strictly by appointment only.

## Office Hours

**53 King Street, Whalley, BB7 9SP**

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

**01254 828810**

**8 York Street, Clitheroe, BB7 2DL**

Monday to Friday - 9.00am to 5.00pm

**01200 428691**

## Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

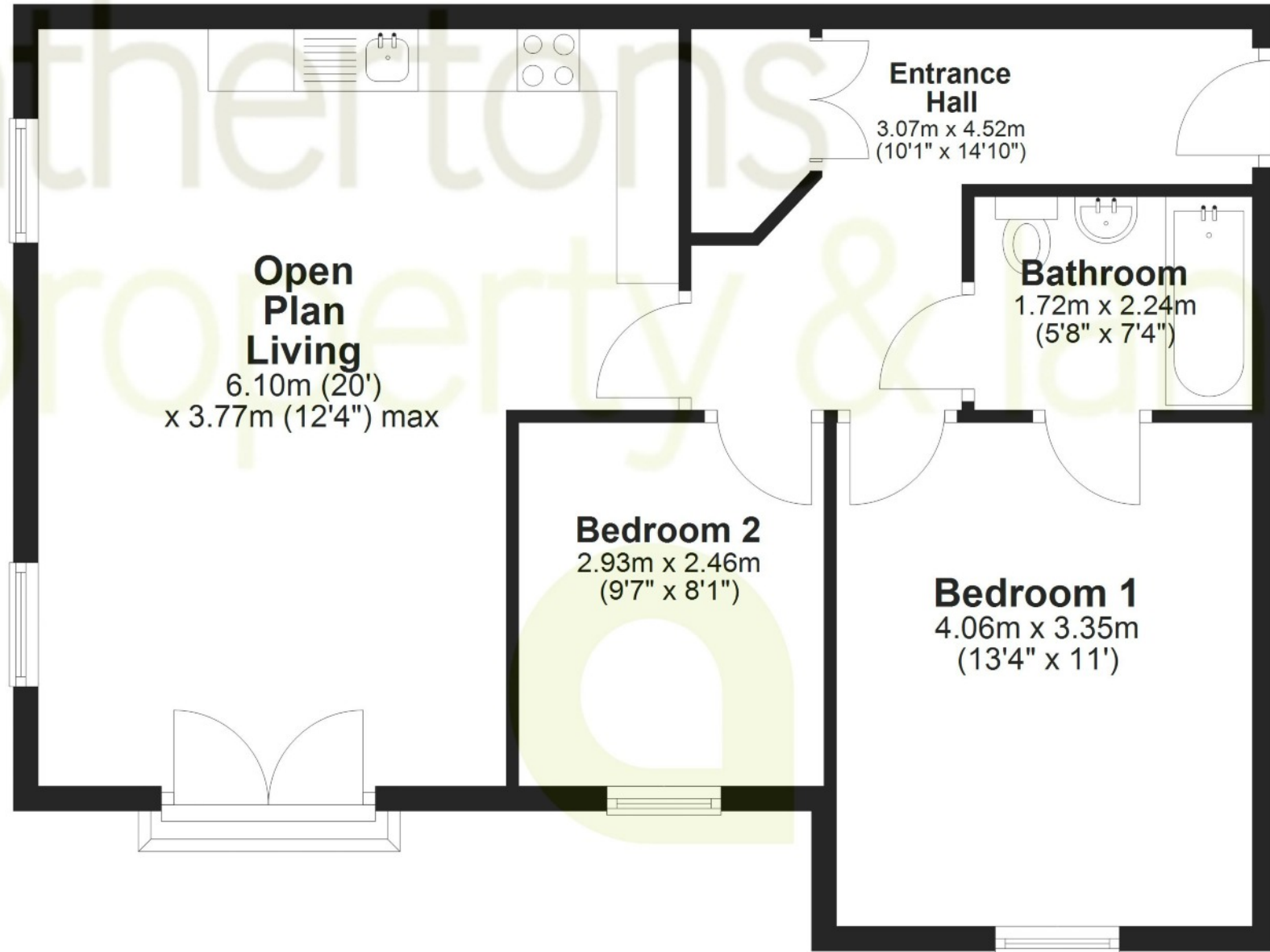
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).







Approx. 59.2 sq. metres (637.2 sq. feet)



Total area: approx. 59.2 sq. metres (637.2 sq. feet)





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property & land







