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23 Aspen Crescent, Barrow, Ribble Valley
£435,000



Built in 2019 by Redrow Homes and set within one of the area's most desirable developments, this immaculately presented detached family home offers an elegant blend of traditional English Heritage architectural charm and modern comfort. Enjoying a tree-lined approach and finished to an exceptional standard, the property exudes a light and airy feel throughout – creating an instantly welcoming atmosphere.

The double-bay frontage enhances its appeal, and once inside, the sense of space and flow is immediately apparent. A wide hallway, finished with luxury Amtico flooring that runs throughout the ground floor, leads into the principal living areas. The front-facing lounge is a wonderful retreat, bathed in natural light from the bay window and complemented by a bespoke media wall with illuminated shelving.

To the rear, the expansive kitchen diner truly forms the heart of the home. Thoughtfully designed with a generous array of units, quality AEG appliances and integrated fittings, it combines style and practicality in equal measure. Wide French doors open directly onto the garden, blurring the lines between indoors and out and creating the perfect setting for both everyday family living and entertaining.

A separate utility room and useful cloakroom complete the ground floor.

To the first floor, the home continues to impress with four generously proportioned double bedrooms. The master suite enjoys the grandeur of a bay window and the comfort of fitted wardrobes, alongside a beautifully finished en-suite with Aqualisa shower fittings. The remaining bedrooms are equally spacious, while the family bathroom, fitted with Sottini sanitaryware, offers both style and functionality.

Outside, the property enjoys excellent kerb appeal with a lawned frontage, driveway parking for two cars and an integral garage. The rear garden is south facing and has been thoughtfully landscaped, with a full-width Indian stone patio and level lawn, ensuring maximum enjoyment of the sunshine throughout the day. A gated side path, external water tap and lighting add convenience to this attractive outdoor space.

This is a rare opportunity to acquire a home of such calibre on this highly sought-after estate – a perfect balance of modern luxury, timeless design and everyday practicality.

Situated in the thriving village of Barrow, in the heart of the Ribble Valley, the property benefits from being part of one of the most sought-after locations in the region. The area is renowned for its outstanding schools, both primary and secondary, making it an ideal choice for families.

Everyday amenities are within easy reach, with local shops, cafés and services nearby, while the vibrant market town of Clitheroe is just a short drive away offering a wider selection of boutiques, restaurants and leisure facilities. With its excellent transport links, proximity to open countryside and strong sense of community, it is easy to see why Barrow and the Ribble Valley remain such popular places to live.

Services

All mains services are connected.

Tenure

Freehold. Circa £120 per annum service charge.

Energy Performance Rating

B (84).

Council Tax

Band E.

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.

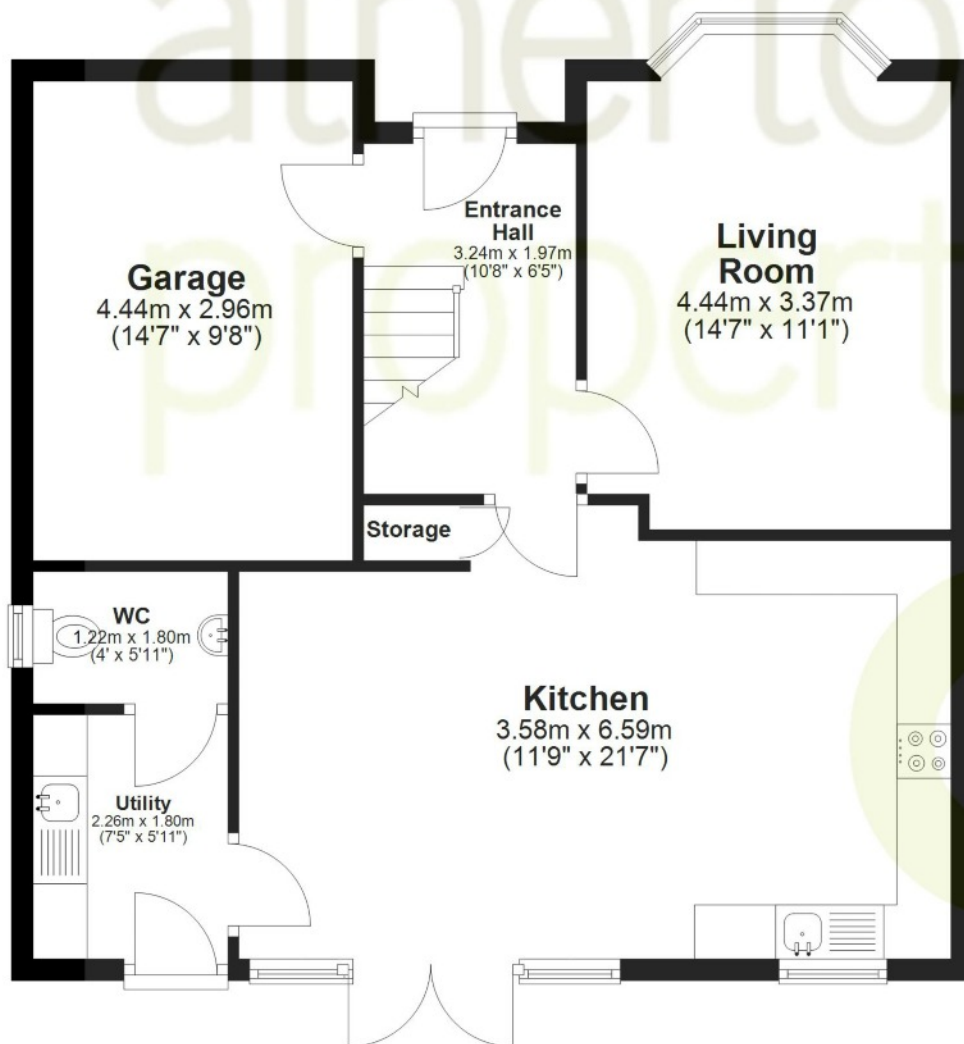
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





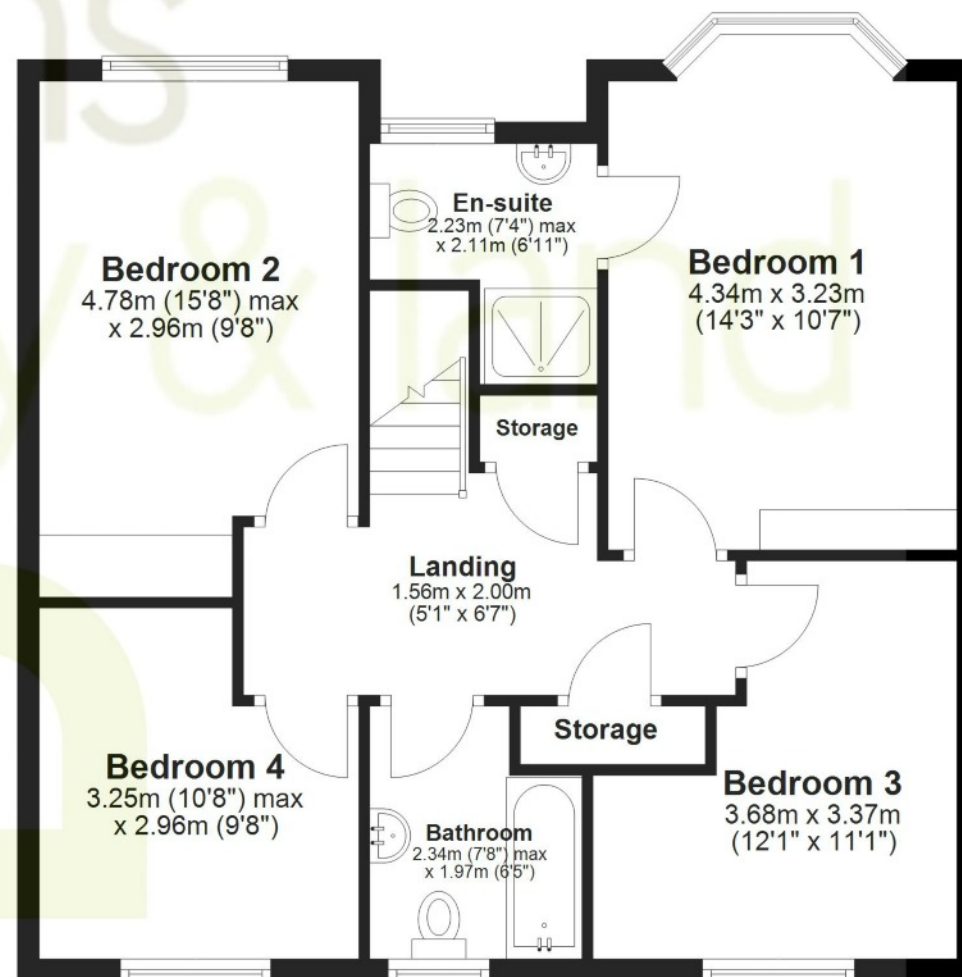
Ground Floor

Approx. 67.9 sq. metres (731.3 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.7 sq. feet)



Total area: approx. 131.5 sq. metres (1415.9 sq. feet)





