



3 Laurel Row, Barrow, Lancs, BB7 9FT
£390,000

PROPERTY
PERSPECTIVE

The Property Perspective

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GROUND FLOOR

We are delighted to offer for sale this 4 bedroom upgraded kitchen & luxury flooring detached house on this popular 90% sold development located in a desirable location near to amenities and schools.

The development is only 1.3 miles from Whalley town centre, it offers fantastic transport links and is close to a number of Ofsted Outstanding schools.

The home also benefits from a 2 year defects warranty plus a 10 year new home structural warranty. This home could save you up to £2,200 per year on your energy bills*

Tenure - Freehold

Estate Management Fee - £148pa.

Council Tax - E (antipated)

EPC - B

The property comprises.

HALL

With access to stairs, store and WC

LOUNGE 16'11 x 10'2 (5.16m x 3.10m)

Bright and airy lounge with fronted window and French doors to garden

DINING 10'10 x 9'9 (3.30m x 2.97m)

Separate dining room with dual aspect.

KITCHEN/FAMILY 15'2 x 15'1 (4.62m x 4.60m)

Open plan kitchen/diner with French doors to garden.

WC 5'5" x 2'9" (1.65m x 0.84m)

Having contemporary white sanitary ware plus tiling.

FIRST FLOOR

MASTER BEDROOM 15'2 x 10'2 (4.62m x 3.10m)

Spacious double, dual aspect, that leads to

EN SUITE 6'10 x 3'11 (2.08m x 1.19m)

Having contemporary sanitary ware.

BEDROOM 2 14'10 x 10'3 (4.52m x 3.12m)

An impressive double bedroom.

BEDROOM 3 12'3 x 10'3 (3.73m x 3.12m)

A further double bedroom.

BEDROOM 4 7'6 x 7'1 (2.29m x 2.16m)

A single bedroom.

BATHROOM 6' 10 x 5'7 (1.83m x 1.70m)

Having contemporary 3 piece suite plus tiling.

EXTERNAL

The property occupies a well maintained garden and detached garage

* Subject to builders terms, conditions and price differentials

** savings with no estate agents fees with Part Exchange

*** From Developers standard range and pricing.

**** PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY*

