



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Ashburn Close, Barrow, BB7 9GX

### £389,950

A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME IN A POPULAR AND CONVENIENT LOCATION

Commanding an enviable plot located on a popular estate within the heart of Barrow, this four bedroom, detached family home is being proudly welcome to the property market. With extensive woodland and a stream situated just behind the property, you get a real sense of privacy and tranquillity across the full rear of this stylish home. The property is perfectly suited for a growing family looking for their forever home that is ready to move straight into. Located within the catchment area of reputable local schools, nearby amenities and major commuter routes along the A59 towards Skipton, Blackburn and Preston.

The property comprises briefly, to the ground floor; entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a partly converted garage, a spacious bay-fronted reception room, and a contemporary open plan kitchen/dining area. The kitchen/dining area has a door leading to a utility room which leads to a downstairs WC and the side elevation. To the first floor, is a landing with doors leading to four bedrooms and a family bathroom suite. The master bedroom benefits from an en suite shower room. Externally, the property boasts an enclosed rear laid to lawn garden with paved patio and decking plus a timber shed with a Perspex roof that runs the full side of the property. To the front, is a laid to lawn garden with a driveway providing off-road parking for two vehicles.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Ashburn Close, Barrow, BB7 9GX

£389,950



- Immaculate Detached Property
- Neutral Decoration
- Off Road Parking and Garage
- EPC Rating TBC
- Four Bedrooms
- Abundance of Indoor and Outdoor Space
- Tenure Freehold
- Two Bathrooms
- Open Plan Contemporary Fitted Kitchen
- Council Tax Band E

## Ground Floor

### Entrance Hall

13'3 x 6 (4.04m x 1.83m )

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, smoke detector, wood effect flooring, stairs to first floor, doors leading to reception room, garage and kitchen.

### Garage

16'3 x 7'8 (4.95m x 2.34m )

Electric radiator.

### Reception Room

16'2 x 10'8 (4.93m x 3.25m)

UPVC double glazed box bay window, central heating radiator, wood effect flooring, log burning effect gas stove and television point.

### Kitchen/Dining Area

20'2 x 10'7 (6.15m x 3.23m)

UPVC double glazed window, two central heating radiators, mix of gloss wall and base units, laminate worktops, high rise oven and microwave, four ring gas hob and extractor hood, one and a half bowl stainless steel sink and drainer with mixer tap, integrated fridge freezer and dishwasher, spotlights, wood effect flooring, UPVC double glazed French doors to rear and door to utility.

### Utility

6'3 x 5'3 (1.91m x 1.60m )

Central heating radiator, extractor fan, laminate worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, wood effect flooring, composite double glazed French doors to rear and door to WC.

### WC

5'2 x 4 (1.57m x 1.22m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect flooring.

## First Floor

### Landing

Loft access, smoke detector, doors leading to four bedrooms, bathroom and airing cupboard.

### Bedroom One

15'5 x 10'8 (4.70m x 3.25m)

UPVC double glazed window, central heating radiator and door to en suite.

### En Suite

6'3 x 4'10 (1.91m x 1.47m )

UPVC double glazed frosted window, central heating towel rail, extractor fan, spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, part tiled elevations and wood effect flooring.

### Bedroom Two

16'1 x 8'3 (4.90m x 2.51m )

UPVC double glazed window and central heating radiator.

### Bedroom Three

11'7 x 8'5 (3.53m x 2.57m )

UPVC double glazed window and central heating radiator.

### Bedroom Four

9'10 x 8 (3.00m x 2.44m )

UPVC double glazed window and central heating radiator.

### Bathroom

7'10 x 6'10 (2.39m x 2.08m )

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and direct feed shower, part tiled elevations, spotlights, extractor fan and wood effect flooring.

## Exterior

### Rear

Laid to lawn garden, decking, paving, bedding plants and timber shed.

### Front

Laid to lawn garden, off road parking and access to garage.



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