



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			96
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Laurel Row, Barrow, BB7 9FT

£265,000

A BEAUTIFULLY PRESENTED THREE-BEDROOM, SEMI-DETACHED HOME

Welcome to Laurel Row, Barrow - a charming semi-detached house perfect for a small family or couple looking for a new home. This brand new property boasts a contemporary feel with neutral decor throughout, offering a fresh canvas for you to make your mark.

As you step inside, you'll be greeted by a cosy reception room, ideal for relaxing or entertaining guests. With three inviting bedrooms, there's plenty of space for a growing family or for guests to stay over. The main bedroom even features its own en suite for added convenience and privacy.

The modern kitchen is a highlight of this home, providing the perfect space to whip up delicious meals. The sleek bathroom suites continue the contemporary theme, offering a touch of luxury to your daily routine.

Outside, you'll find off road parking for two vehicles, a rare find in this area, making coming home a breeze. The low maintenance rear garden is a blank canvas waiting for your green fingers to transform it into a tranquil oasis or a vibrant outdoor space for gatherings.

Located in a popular and convenient area, you'll have easy access to local amenities, schools, and transport links, making daily life a breeze. Don't miss out on the opportunity to make this lovely house your new home

Laurel Row, Barrow, BB7 9FT

£265,000



- Beautifully Presented Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking for Two Vehicles
- EPC Rating B
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure TBC
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band TBC

Ground Floor

Entrance Hall

5'9 x 4'9 (1.75m x 1.45m)

Composite double glazed frosted front door, central heating radiator, stairs to first floor and door to reception room.

Reception Room

12'10 x 11'10 (3.91m x 3.61m)

UPVC double glazed window, central heating radiator and door to inner hall.

Inner Hall

5'11 x 3'5 (1.80m x 1.04m)

Doors leading to kitchen/dining area, WC and downstairs storage.

WC

5'6 x 3'5 (1.68m x 1.04m)

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

Kitchen/Dining Area

15 x 10 (4.57m x 3.05m)

UPVC double glazed window, central heating radiator, mix of high gloss wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, high gloss splashback, stainless steel sink and drainer with mixer tap, integrated fridge freezer and dishwasher, tiled effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Central heating radiator, loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

11'10 x 11'6 (3.61m x 3.51m)

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

En Suite

6'2 x 5'7 (1.88m x 1.70m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, part tiled elevations, extractor fan and tiled effect flooring.

Bedroom Two

10'7 x 8'10 (3.23m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'7 x 6'11 (2.92m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

6'2 x 5'6 (1.88m x 1.68m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, part tiled elevations, extractor fan and tiled effect flooring.

Exterior

Rear

Enclosed garden with laid to lawn and paving.

Front

Off road parking for two vehicles.



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