



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.



Hawthorn Road, Barrow, BB7 9EE

50% Shared Ownership £110,000

AN IMMACULATE TWO BEDROOM SEMI DETACHED HOME IN THE RIBBLE VALLEY

Welcome to Hawthorn Road, Barrow - a charming location for this delightful two-bedroom new build home. This new build property boasts a modern open plan living and kitchen area, perfect for entertaining guests or relaxing. Step outside to discover a beautifully presented garden, ideal for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends. No need to worry about parking, as this property also offers convenient parking facilities. Whether you're looking for a cozy first time home or a stylish space to downsize, this property on Hawthorn Road has something for everyone. Don't miss the opportunity to make this house your home!

The property comprises briefly; entrance into a welcoming hallway that has a door to the WC, storage and open access to the kitchen/living area. The kitchen has French doors to the rear and staircase to the first floor. The first floor landing houses doors on to two double bedrooms and a three piece bathroom. Externally to the rear of the property is an enclosed laid to lawn garden with flagged patio and timber shed. The front of the property has a tarmac driveway.

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 @keenansestateagents

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 84 | 97 |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  1  B

- Semi Detached Property
- Three Piece Bathroom
- Off Road Parking
- EPC Rating: B
- Two Bedrooms
- Fitted Kitchen
- Leasehold
- Open Plan Reception Room/Kitchen
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hallway

Composite entrance door, wood effect flooring, stairs to first floor, doors to storage and WC and open access to reception room/kitchen.

WC

5'6 x 4 (1.68m x 1.22m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal sink, part tiled elevation and wood effect flooring.

Kitchen/Reception Room

22'3 x 14'2 (6.78m x 4.32m)

Central heating radiator, TV point, wall and base units with laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, single oven with four ring gas hob, stainless steel splash back, extractor, space for fridge freezer, wood effect flooring and UPVC double French doors to rear.

First Floor

Landing

Central heating radiator and doors to two bedrooms and bathroom.

Bedroom One

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window, central heating radiator and wardrobe storage.

Bedroom Two

14'2 x 8'3 (4.32m x 2.51m)

Two UPVC double glazed windows, central heating radiator and over stairs storage.

Bathroom

Central heating radiator, dual flush WC, pedestal sink, panelled bath with direct feed shower over, part tiled and wood effect flooring.

External

Front

Driveway.

Rear

Enclosed flagged patio and laid to lawn garden.



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