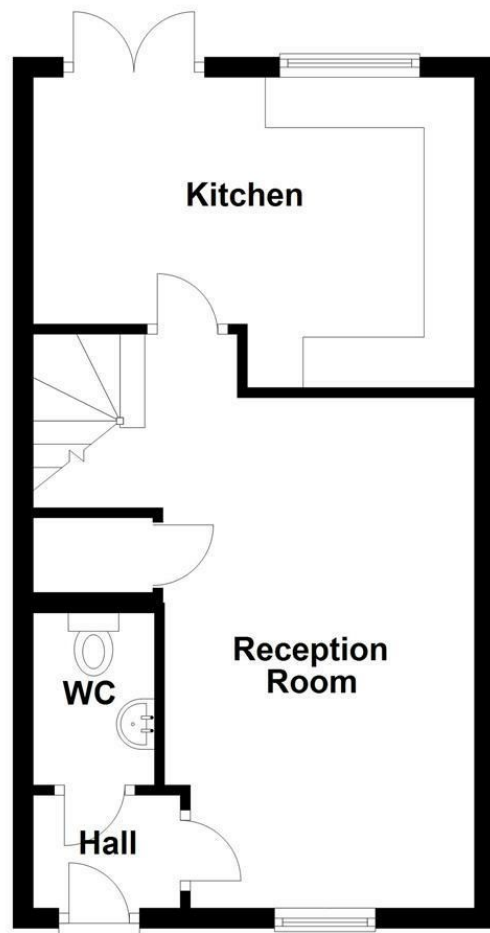
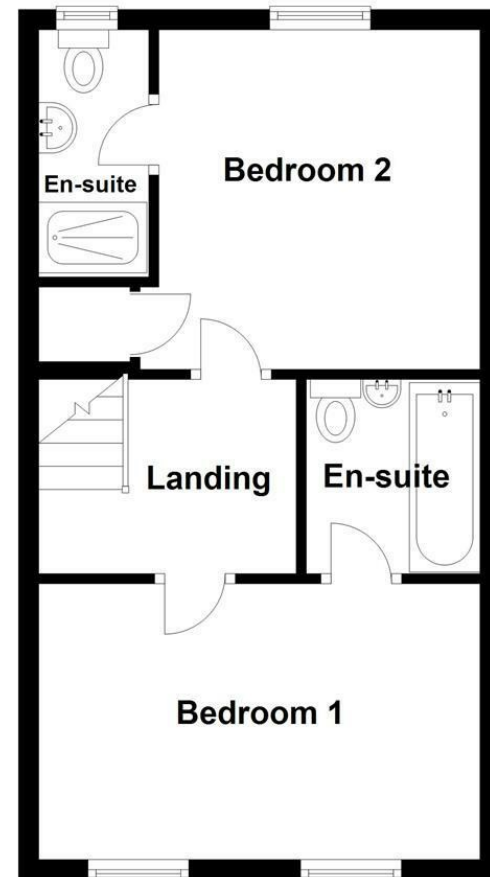


Ground Floor



First Floor



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
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.

## Acorn Place, Barrow, BB7 9ZS

### 50% Shared Ownership £120,000

AN ENVIABLE TERRACED PROPERTY - 50% SHARED OWNERSHIP

Having been presented and maintained beautifully throughout with modern fixtures and fittings, two bathrooms and beautiful gardens, this enviable two double bedroom terraced property is being proudly welcomed to the market in the sought after location of Barrow on a popular estate. With open plan living space, double driveway and situated within the most desirable location, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Whalley, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and WC. The reception room leads on to a contemporary fitted dining kitchen and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to two double bedrooms, both leading on to their own en suite bathrooms. Externally there is an enclosed garden to the rear with laid to lawn and paving areas. To the front there is a double driveway.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

# Acorn Place, Barrow, BB7 9ZS

## 50% Shared Ownership £120,000

 2  2  1  B

- Terraced Property - 50 % Shared Ownership
- Spacious Reception Room
- Off Road Parking
- EPC Rating: B
- Two Bedrooms
- Modern Fitted Kitchen
- Leasehold
- Two En Suite Bathrooms
- Enclosed Rear Garden
- Council Tax Band: B

### Ground Floor

#### Entrance Hall

4'9 x 3'8 (1.45m x 1.12m)

Composite entrance door, central heating radiator, wood effect laminate flooring, doors to reception room and WC.

#### WC

5'7 x 3'11 (1.70m x 1.19m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect laminate flooring.

#### Reception Room

17'11 x 14'4 (5.46m x 4.37m)

UPVC double glazed window, central heating radiator, TV point, under stairs storage, wood effect laminate flooring, stairs to first floor and door to kitchen.

#### Kitchen

14'4 x 10'1 (4.37m x 3.07m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect worktops, one and a half bowl stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, wood effect laminate flooring and UPVC double glazed patio doors to rear.

### First Floor

#### Landing

7'7 x 5'7 (2.31m x 1.70m)

Central heating radiator, loft access, smoke alarm and doors to two bedrooms.

#### Bedroom One

14'4 x 9' (4.37m x 2.74m)

Two UPVC double glazed leaded windows, central heating radiator and door to en suite.

#### En Suite

6'4 x 5'8 (1.93m x 1.73m)

Central heating radiator, dual flush WC, panel bath with direct feed shower overhead, pedestal wash basin with mixer tap, extractor fan, tiled elevations and lino flooring.

#### Bedroom Two

11'1 x 10'5 (3.38m x 3.18m)

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

#### En Suite

7'10 x 3'6 (2.39m x 1.07m)

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

### External

#### Front

Off road parking.

#### Rear

Laid to lawn garden, paving and bedding areas.

