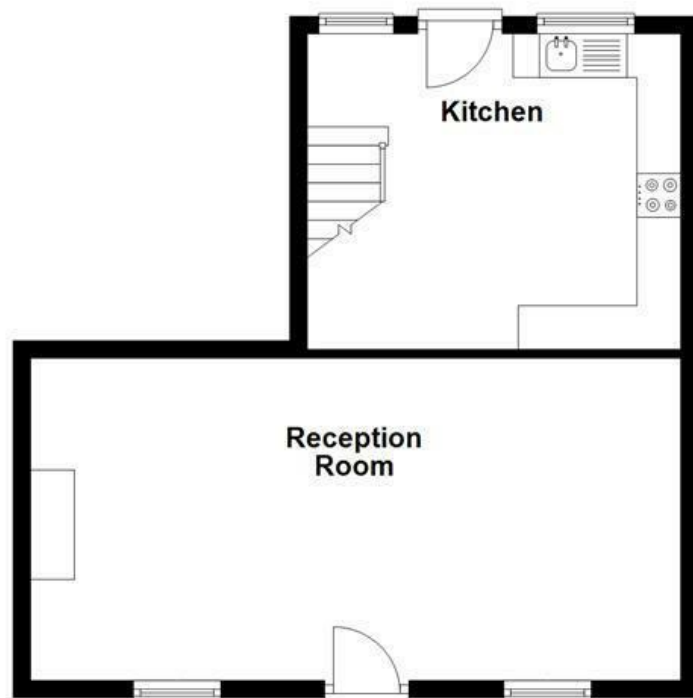


Ground Floor



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
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.

## Catlow Terrace, Barrow, BB7 9AP

### £200,000

A FANTASTIC THREE BEDROOM COTTAGE OOZING POTENTIAL IN THE HEART OF BARROW

Welcome to Catlow Terrace, Barrow! This charming house is a hidden gem, boasting a deceptively spacious layout with three bedrooms, ideal for a small family looking for a cozy home. The property features two usable cellar rooms, offering extra space for storage or potential conversion.

The spacious living area is perfect for relaxing with loved ones or entertaining guests. Although the property is in need of updating, this presents a fantastic opportunity for you to put your own stamp on the place and create the home of your dreams.

Located in a sought-after area, this cottage offers not just a house, but a lifestyle. Imagine living in a quaint neighbourhood, surrounded by friendly faces and within easy reach of all amenities. Don't miss out on the chance to make this house your own and start a new chapter in this wonderful community.

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# Catlow Terrace, Barrow, BB7 9AP

£200,000



- Tenure Freehold
- On Street Cottage
- Ideal Investment Opportunity
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Mid Terraced Cottage Property
- Oozing With Potential
- EPC Rating TBC
- Three Bedrooms
- Viewing Essential

## Ground Floor

### Entrance

Hard wood door to reception room.

### Reception Room

24'4 x 12'1 (7.42m x 3.68m)

Two UPVC double glazed windows, two central heating radiators, three feature wall lights, television point, cast iron log burner with stone surround and door to kitchen.

### Kitchen

14' x 11'10 (4.27m x 3.61m)

Two UPVC double glazed windows, central heating radiator, UPVC door to rear, wood panelled wall and base units, laminate work tops, double oven in a high rise unit, four ring electric hob, tiled splash backs, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, wood effect flooring and stairs to first floor.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

12'5 x 12'3 (3.78m x 3.73m)

UPVC double glazed window, central heating radiator and loft access.

### Bedroom Two

11'11 x 9'2 (3.63m x 2.79m)

UPVC double glazed window, central heating radiator and storage.

### Bedroom Three

11'9 x 8'7 (3.58m x 2.62m)

UPVC French doors to Juliette balcony and central heating radiator.

### Bathroom

11'7 x 5'10 (3.53m x 1.78m)

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin, bath with overhead direct feed shower, part tiled elevation and extractor fan.

## External

### Rear

Enclosed yard with storage and access to the cellar.

### Cellar Room One

14'8 x 10'9 (4.47m x 3.28m)

UPVC window and open access to cellar room two.

### Cellar Room Two

11'4 x 7'11 (3.45m x 2.41m)

UPVC double glazed window.



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