

5 MILLBROOK PLACE
BARROW
BB7 9RB

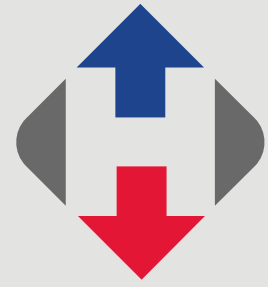
£219,950



- A modern semi-detached home
- Two bedrooms, three piece bathroom
- Open plan living & dining area
- Modern kitchen with patio doors
- Large rear garden not overlooked
- Small cul de sac location, parking
- Gas CH & UPVC DG
- 59 m2 (634 sq ft) approx.

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Situated on a small quiet cul de sac of similar property this two bedroom semi-detached home enjoys an excellent rear garden, adjoining open space to the rear, with a Westerly aspect for the afternoon sun. The property benefits from 2 allocated parking spaces. Internal accommodation comprises an entrance porch, open plan living/dining area, a bright modern fitted kitchen with patio doors onto the rear gardens. On the first floor are two good bedrooms, the main with a wall of fitted wardrobes and a modern three piece bathroom with a shower.



Barrow enjoys village amenities, and two local pubs. The larger village of Whalley and town of Clitheroe lay close by, both of which offer a host of amenities along with a direct train to Manchester.

LOCATION: Leave Clitheroe on Whalley Road and head straight out of town. Once nearing Barrow turn right at the traffic lights and head down the road and into the village itself. Pass through the centre of the village and Millbrook Place is on a small cul de sac on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: with a UPVC external door, laminate wood effect flooring.

LOUNGE: 3.5m x 5.9m (11'4" x 19'4"); with staircase to the first floor landing, understairs storage cupboard, television and telephone point, low voltage lighting.

KITCHEN: 3.4m x 2.3m (11'3" x 7'5"); with a range of matching modern fitted base and wall units with complementary work surfaces, a range of built in appliances including fridge freezer, dishwasher, electric oven and combination

microwave, built in washing machine, 4 ring induction hob with extractor hood over, single drainer sink unit and French doors to the rear garden.

FIRST FLOOR:

LANDING: with attic access point, low voltage lighting.

BEDROOM ONE: 2.9m x 3.6m (9'5" x 11'8"); with built in storage cupboard, fitted wardrobes to one wall, low voltage lighting.

BEDROOM TWO: 3.4m x 2m (11'2" x 6'6");

BATHROOM: With a modern 3-piece suite in white comprising a vanity handwash basin, concealed low level wc, a panelled bath with a plumbed shower over, vanity screen, majority tiled walls, low voltage lighting, extractor fan.





OUTSIDE: The property benefits from two parking spaces, one immediately to the front of the house and the other separate. To the rear of the property is an excellent sized low maintenance rear garden with a paved patio and raised timber decking surrounded by flower beds, large timber storage shed and additional storage, the rear garden is not overlooked and enjoys a westerly aspect for afternoon sun.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold

COUNCIL TAX BAND C.

FLOOD RISK LEVEL: Surface water - Medium, Rivers & Sea - Low.

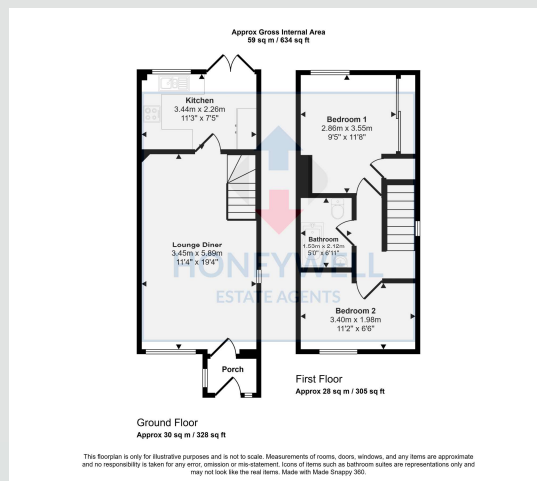
EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.

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