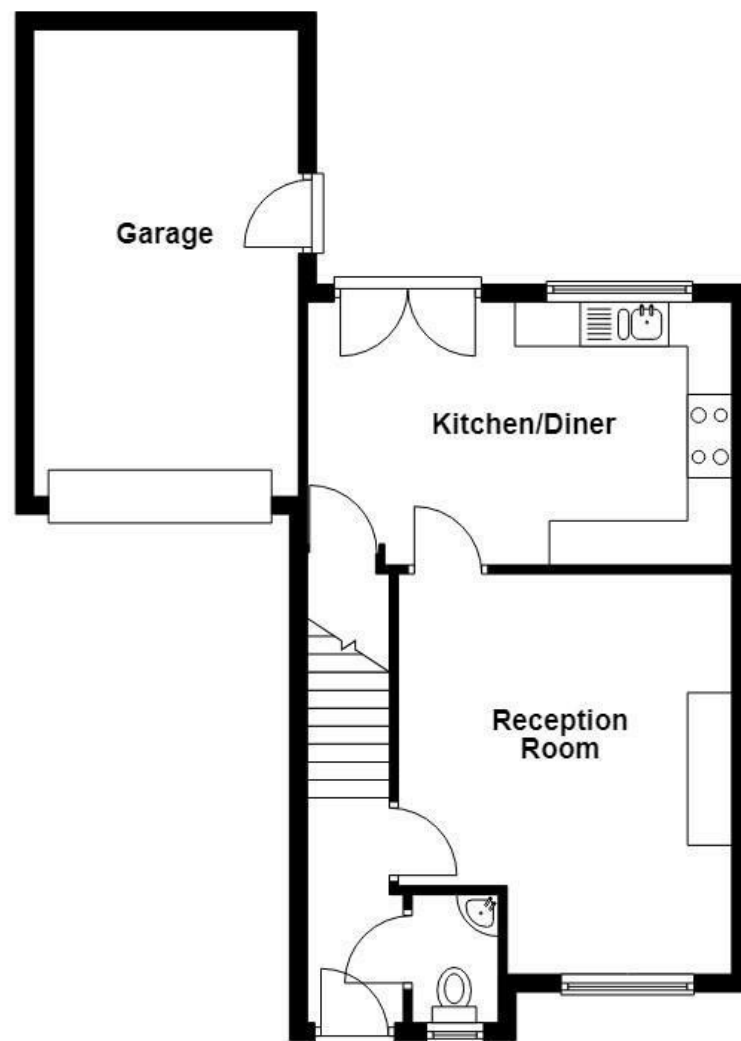
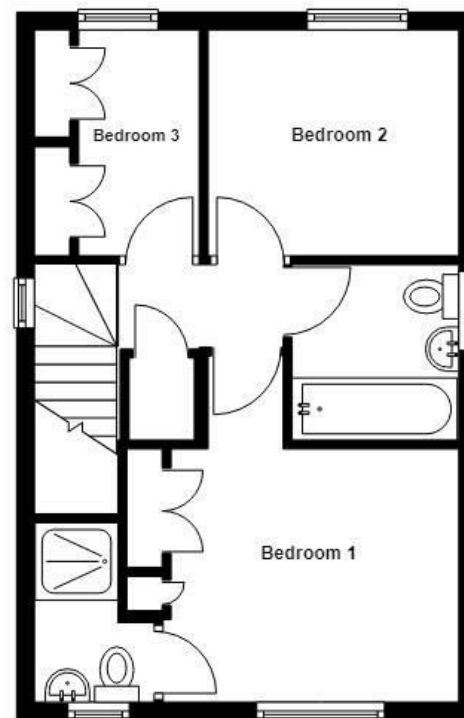


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ashburn Close, Barrow, BB7 9GX

£365,000

A SUPERB DETACHED FAMILY HOME

Nestled in the charming Ashburn Close, Barrow, Clitheroe, this immaculately presented detached house offers a perfect blend of style and comfort. As you step inside, you are welcomed by a spacious living room that exudes warmth and elegance, ideal for both relaxation and entertaining. The modern kitchen/diner is a true highlight, providing a contemporary space for family meals and gatherings.

This delightful home boasts three generously sized bedrooms, with the main bedroom featuring a convenient ensuite shower room, ensuring privacy and comfort. The property is set on a private corner plot, which is not overlooked from the front or rear, allowing for a tranquil outdoor experience. Sunlight bathes the garden throughout the day, creating a perfect setting for outdoor enjoyment.

Located in a great area, this property offers easy access to the A59, making it an excellent choice for commuters. With its stylish decor and thoughtful layout, this house is not just a place to live, but a place to call home. Whether you are a growing family or looking for a peaceful retreat, this property is sure to impress. Don't miss the opportunity to make this stunning house your own.

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Ashburn Close, Barrow, BB7 9GX

£365,000

 3  2  1  C

- Beautifully Presented Detached Property
- En Suite To Main Bedroom
- Off Road Parking & Garage
- EPC Rating C
- Three Bedrooms
- Neutral Finish
- Freehold
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed door leading to the hallway.

Hallway

9'9 x 3'8 (2.97m x 1.12m)

Central heating radiator, partial wood laminate flooring, stairs leading to the first floor, doors leading to WC and reception room one.

WC

4'9 x 3'2 (1.45m x 0.97m)

UPVC double glazed frosted window, central heating radiator, dual flush plate WC, pedestal wash basin with mixer tap, wood laminate flooring, extractor fan.

Reception Room One

14'10 x 12'4 (4.52m x 3.76m)

UPVC double glazed window, central heating radiator, electric remote feature wall inset fire, television point, wood laminate flooring, door to the kitchen/diner.

Kitchen/Diner

15'9 x 9'9 (4.80m x 2.97m)

UPVC double glazed window, central heating radiator, wall and base units with granite work surfaces, oven and microwave oven in a high rise unit with a four ring gas hob and extractor hood, composite one and a half bowl sink with integrated draining ridges and mixer tap, plumbing for a washing machine, integrated dishwasher, fridge freezer and enclosed boiler, wood laminate flooring, door to under stairs storage and UPVC double glazed French doors to the rear.

First Floor

Landing

UPVC double glazed window, loft hatch with ladder to a part boarded loft with light, smoke alarm, doors leading to three bedrooms, family bathroom, and airing cupboard.

Bedroom One

12'6 x 11' (3.81m x 3.35m)

UPVC double glazed window, central heating radiator, fitted wardrobes, door to ensuite.

Ensuite

6'7 x 4'4 (2.01m x 1.32m)

UPVC double glazed frosted window, central heating towel rail, dual flush plate WC, wall mounted wash basin with mixer

tap, direct feed rainfall shower with rinsehead, partially tiled elevations, vinyl flooring, spotlights, extractor fan.

Bedroom Two

9'6 x 8'4 (2.90m x 2.54m)

UPVC double glazed window, central heating radiator, freestanding wardrobes included with the sale.

Bedroom Three

8'4 x 6'1 (into wardrobe) (2.54m x 1.85m

(into wardrobe))

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bathroom

6'6 x 6'2 (1.98m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush plate WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower and rinsehead, extractor fan, spotlights, partially tiled elevations, vinyl flooring.

Exterior

Rear

A gorgeous, fully enclosed, private garden with artificial turfing, Indian stone paving power sockets and spotlights. Bedding areas frame the garden with a gazebo seating area and door into the garage.

Front

Indian stone paving and driveway with power sockets proving off-road parking for two vehicles parked in tandem leading to the single garage.

Garage

16'6" x 9'10" (5.03 x 3.01)



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