



PHIL ASHTON
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30 Lower Clough Street, Barrowford

Guide Price £145,000

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- Quality refurbishment
- Just a short walk into Barrowford, Wills, Booths, local shops
- Integrated kitchen appliances
- Ample storage
- Stunning open plan kitchen and dining area, ideal for entertaining
- Private parking at the rear
- New flooring, new carpets, newly tiled and decorated



Please contact Phil Ashton Property or for online enquiries to book a viewing quote REF - PA1674.

For Sale – Lower Clough Street, Barrowford

Stunning fully renovated two bedroom terrace, with turn key finish and private parking.

Finished to an exceptional standard throughout, this beautifully renovated two bedroom terraced home offers stylish, contemporary living in the heart of the ever popular village of Barrowford. Having undergone a comprehensive renovation, the property is ready to move straight into, making it an ideal purchase for first time buyers, professionals, or those looking to downsize without compromising on quality.



Ground Floor

Living Room	4.20 m x 4.20 m
Dining Room	4.20 m x 3.60 m
Kitchen	2.60 m x 3.90 m

First Floor

Bedroom 1	4.20 m x 4.20 m
Bedroom 2	2.70 m x 2.60 m
Bathroom	1.30 m x 3.5 m

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

20, Lower Clough Street Barrowford NE15 6JH NE15 6JG	Energy rating D	Valid until 13 November 2028
Certificate number: 9558-8975-6229-9556-9984		
Property type	Mid-terrace house	
Total floor area	67 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D, the average energy score is 60.