

Oaklea Gardens, Barrow, Clitheroe. BB7 9UP
25 % Shared Ownership * £61,250 Leasehold
FOR SALE



Clitheroe
50, Moor Lane, Clitheroe, BB7 1AJ



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PROPERTY DESCRIPTION

An attractive stonebuilt end modern mews style home situated in a sought after residential location on the edge of this popular new development in Barrow with lovely front access straight into the village and with private parking, lawned gardens, all well positioned close by to open countryside. The advertised price of £61,250 is for a 25% share, the 100% full market value is £245,000 - this property is being offered to the market on a shared ownership scheme with MSV Housing Group by purchasing a share of either 25%, or larger shares up to 75%. This modern house offers spacious well presented, light and airy accommodation arranged across two floors. The ground floor offers a modern cloakroom, generous hallway, lovely rear open plan lounge and dining room which is not overlooked with french doors leading out to the garden. To the front of the property is an attractive well appointed recently installed modern kitchen with an array of bright units and built in oven and dishwasher. There are three excellent bedrooms situated to the first floor with a landing and a good size modern three piece family bathroom.

To the rear is a private tarmac parking area with one allocated space. Lawned front forecourt garden area with side paved pathway leading to a good sized private rear garden which is not overlooked with a large area laid to lawn and patio, side gate access and timber fencing surround. Early viewing is highly recommended.

FEATURES

- Modern Stonebuilt End Mews Style Home
- Well Appointed Bright Internal Accommodation
- 3 Excellent Bedrooms & Modern Bathroom
- Recently Installed Modern Kitchen
- Lovely Open Plan Lounge & Dining Room
- Hallway, Cloaks; Shared Ownership Scheme
- Sought After Village Location
- Attractive Lawned Gardens, Private Parking



ROOM DESCRIPTIONS

First Floor

Entrance Hallway

18' 6" x 6' 7" (5.64m x 2.01m)

Double glazed front door, spindle stair case leading to first floor, built in storage cupboard, panelled radiator.

Cloakroom

2-pce modern white suite comprising low level w.c., pedestal wash basin with mixer tap, vinyl fitted flooring, panelled radiator, uPVC double glazed window, extractor fan.

Open Lounge & Dining Room (rear)

17' 6" max x 14' 7" (5.33m x 4.45m) x 11' 4" (3.45m) min

Spacious L-shaped open plan room with private outlooks over garden with french opening doors, panelled radiator, television point, additional uPVC double glazed window.

Kitchen (front)

12' 4" x 7' 7" (3.76m x 2.31m)

Attractive recently installed modern fitted kitchen with a range of cream wall, base and drawer units with complementary wood style laminate working surfaces, part tiled walls, under unit lighting, integrated dishwasher, plumbing for washing machine, integrated stainless steel double electric NEFF oven and grill, with 4-ring induction hob and stainless steel extractor filter canopy over, cupboard housing wall mounted gas central heater boiler, 1½ bowl stainless steel sink drainer unit with mixer tap, panelled radiator, uPVC double glazed window, luxury vinyl fitted flooring.

First Floor

Landing

Spacious area with loft access with drop down ladder, spindle balustrade.

Bedroom One (front)

14' 8" max x 10' 3" (4.47m x 3.12m)

Excellent double bedroom with carpet flooring, 2x uPVC double glazed windows, panelled radiator, built-in storage cupboard also housing hot water cylinder.

Bedroom Two (rear)

13' 4" x 7' 2" (4.06m x 2.18m)

Double sized room with carpet flooring, panelled radiator, uPVC double glazed window.

Bedroom Three (rear)

9' 9" x 7' 2" (2.97m x 2.18m) Excellent single room with carpet flooring, panelled radiator, uPVC double glazed window.

Bathroom

Internal spacious bathroom with 3-pce modern white suite comprising panelled bath with thermostatic shower over & folding glazed screen, pedestal wash basin with mixer tap, low level w.c., part tiled walls, extractor fan, chrome ladder style radiator, vinyl fitted flooring.

Additional Information

MSV Housing Group information in relation to shared ownership eligibility criteria:

Any prospective buyers will please need to contact MSV to complete a Shared Ownership form. We can provide this and it will need completing and returning to MSV via email.

Applicants will then be referred to Metro Finance who will complete an affordability assessment.

The monthly rent will be dependent on what share the buyer wishes to purchase. If they purchase a 25% as advertised then the rent would be £392.01 per month. There is a monthly service charge of £20.42 which covers estate management, building insurance and management fees.

You would need to obtain Help to Buy approval by completing the following application form: <https://www.helptobuyagent1.org.uk/affordable-home-ownership-application-shared-ownership-rent-to-homebuy-opso/>



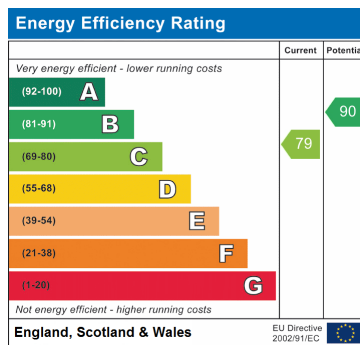
FLOORPLAN & EPC



Oak Lea Gardens, Barrow, Clitheroe

Total Area: 83.1 m² ... 895 ft²

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

