

Barrow Brook Close, Barrow, Clitheroe. BB7 9UR

£160,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

This immaculately presented first floor apartment is situated in a tucked away position in the corner of Barrow Brook Close on a highly desirable development within a popular and convenient area of Barrow. Nestled next to a small brook with beautiful surrounding well maintained mature gardens this well appointed apartment will suit a wide variety of buyers including first time, professionals, investors or those wishing to downsize. Well located with easy walking distance to a whole host of local amenities, services and with countryside walks from the doorstep. There is excellent access onto the A59, positioned between Whalley and Clitheroe, perfect for those wishing to commute. Internally the apartment boasts a fabulous spacious light and airy open plan living dining kitchen with light flooding in from the french doors and juliet balcony looking out onto the private rear gardens. There is an array of modern units, including breakfast bar and integrated appliances with modern flooring throughout. From the hallway is a useful utility storage cupboard, two excellent double bedrooms both enjoying private woodland outlooks and a generous modern three piece shower room.

Externally there is private residents car park with an allocated parking space for one car and additional visitor parking. The apartment complex is set within beautiful well tended communal grounds, largely laid to lawn with a lovely private woodland borders. The complex has a communal hallway with staircase and lift access from the ground floor and the apartment is ideal for anyone looking for a hassle free purchase. Early internal viewing is highly recommended.

FEATURES

- Immaculate First Floor Apartment
- Fantastic Light & Airy Open Living Dining Kitchen
- 2 Dble Bedrooms, Gas CH & PVC Double Glazing
- Tucked Away Position With Lovely Outlooks
- Modern Generous Shower Room & Hallway
- Walking Distance to Local Amenities
- Superbly Maintained Gardens; Allocated Parking
- Ideal Investment, Downsize or FTB Opportunity



ROOM DESCRIPTIONS

Ground Floor

Main entrance

Main entrance front door leading into communal hallway, staircase leading to all floors and lift to all floors.

First Floor

Apartment Entrance Hallway

Spacious area with main apartment external wood door, coved cornicing, laminate flooring, intercom phone entry system, panelled radiator, large built-in utility storage cupboard with lighting, space within for tumble dryer, shelving.

Open Plan Living Dining Kitchen

18' 9" x 17' 3" max (5.71m x 5.26m) x 11' 3" min (3.43m)

Superbly appointment light and airy living space with coved cornicing, laminate flooring, panelled radiators, television point, 2x uPVC double glazed windows with lovely private elevated woodland garden aspects, uPVC french opening doors and Juliet balcony with attractive private views across the communal rear lawned gardens.

Kitchen Area: Attractive range of cream modern wall, base and drawer units with complementary high gloss working surfaces and upstands, an array of integrated appliances incorporating fridge freezer, washing machine, dishwasher, stainless steel eye level electric oven and grill, 4 -ring gas hob and extractor filter canopy over, built-in microwave, fitted breakfast bar, stainless steel single sink drainer unit with mixer tap, recessed spotlighting, coved cornicing, laminate flooring, cupboard housing wall mounted combination gas central heating boiler.

Bedroom One

12' 5" x 12' 0" (3.78m x 3.66m)

Excellent double bedroom with coved cornicing, laminate wood flooring, panelled radiator, television point, uPVC double glazed window with pleasant woodland private aspects.

Bedroom Two

8' 9" x 8' 6" (2.67m x 2.59m)

Small double with laminate wood flooring, coved cornicing, panelled radiator, uPVC double glazed window with side private aspects across gardens and woodland.

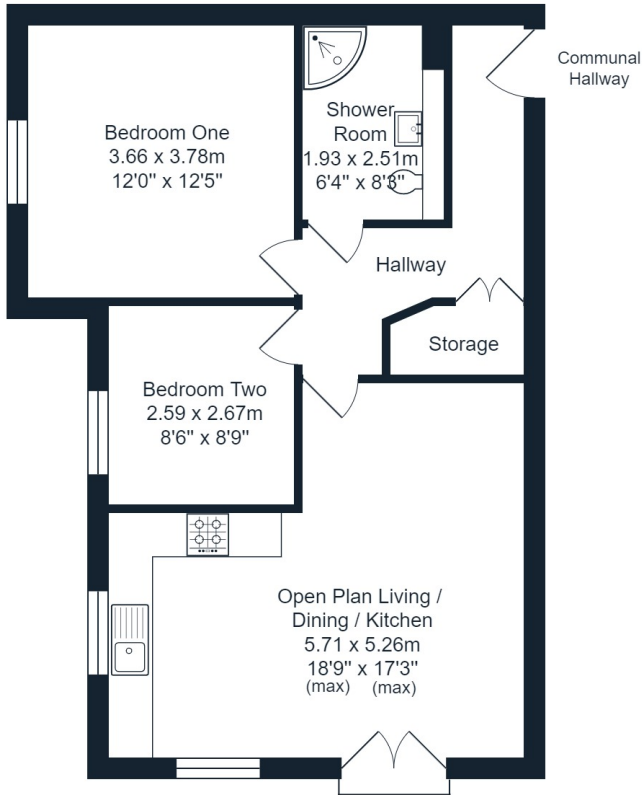
Shower Room

8' 3" x 6' 4" (2.51m x 1.93m)

Sizable modern 3-pce white suite comprising separate corner shower enclosure with thermostatic shower and glazed sliding door, half pedestal wash basin with mixer tap, concealed low level w.c., tiled flooring, part tiled walls, large wall mirror with recessed spotlighting, extractor fan, chrome ladder style radiator, ceiling spotlights.



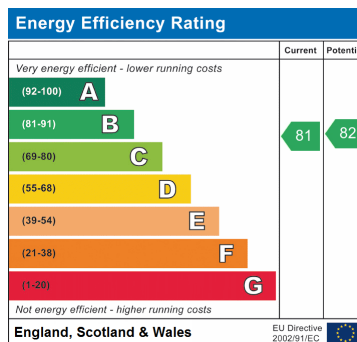
FLOORPLAN & EPC



Barrowbrook Close, Barrow

Total Area: 62.7 m² ... 675 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.

