

Cockerill Terrace, Barrow. BB7 9AU

£165,000 Freehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

****SPACIOUS STONEBUILT TWO BEDROOM TERRACED WITH NO ONWARD CHAIN IN A LOVELY VILLAGE LOCATION**** Well appointment extended accommodation with modern dining kitchen, rear parking and two excellent receptions.

Situated in a sought after village location this delightful stonebuilt terrace is well positioned between Whalley and Clitheroe, close to amenities, primary school and excellent access to local road networks. The property is garden fronted with attractive outlooks and offers spacious well planned accommodation. Extended on the ground floor with a generous lounge and dining room, separate lower ground cellar storage and a bright modern dining kitchen to the rear with Velux window and a private aspect. On the first floor are two ample bedrooms and a 3-pce house bathroom.

Externally there is a paved garden forecourt with attractive outlooks across Trafford Gardens grassed area and to the rear is a concrete private rear yard area which can also be used for parking if desired. The property is being marketed with no onward chain and will be an ideal hassle free purchase, early viewing is recommended.

FEATURES

- Lovely Garden Fronted Stonebuilt Terrace
- Spacious Well Appointed Accommodation
- Lounge, Dining Room, Cellar Storage Room
- Extended Modern Dining Kitchen
- Attractive Front Outlooks, Village Location
- Rear Yard With Parking
- Gas CH & PVC DG, No Onward Chain
- 2 Ample Bedrooms, 3-pce Bathroom



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

uPVC front door, original tiled flooring, staircase leading to first floor.

Dining Room (front)

13' 8" x 10' 9" (4.17m x 3.28m)
Feature wood surround fireplace with black hearth and inset housing electric fire, television point, panelled radiator, uPVC double glazed window with lovely private outlooks across grassed area within Trafford Gardens.

Lounge (rear)

13' 2" x 12' 9" (4.01m x 3.89m)
Attractive wood surround fireplace with black granite style hearth and inset housing coal effect gas fire, archway to dining area, panelled radiator, telephone point, double wood french doors leading through to dining kitchen, door and staircase leading down to lower ground cellar store room, built-in cupboard in alcove area.

Dining Kitchen

12' 7" x 10' 9" (3.84m x 3.28m)
Lovely light and airy extended area with an attractive modern range of cream fitted wall and base units with complementary laminate working surfaces, part tiled walls, stainless steel corner sink and drainer unit with mixer tap, plumbing for washing machine, stainless steel integrated electric oven with 4-ring electric hob, tiled flooring, Velux window, 2x uPVC double glazed windows, uPVC double glazed external rear door, recessed ceiling spot lighting, panelled radiator.

Lower Ground Cellar Store Room

13' 8" x 13' 7" (4.17m x 4.14m) Some limited headroom
Lighting, also housing gas and electric meters.

First Floor

Landing

Bedroom One (front)

13' 9" x 13' 8" (4.19m x 4.17m)
Excellent double bedroom with carpet flooring, panelled radiator, built-in over stairs storage cupboards and loft access, uPVC double glazed window with attractive open aspects across grassed area in the adjacent Trafford Gardens.

Bedroom Two (rear)

13' 0" x 8' 5" (3.96m x 2.57m)
Good sized room with carpet flooring, panelled radiator, uPVC double glazed window, built-in cupboard also housing wall-mounted Worcester combination gas central heating boiler.

Bathroom

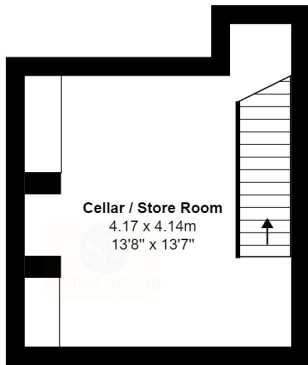
3-pce suite comprising, panelled bath with electric shower over, low level w.c., pedestal wash basin, panelled radiator, vinyl fitted flooring, part tiled walls, uPVC double glazed window, recessed spot lighting.



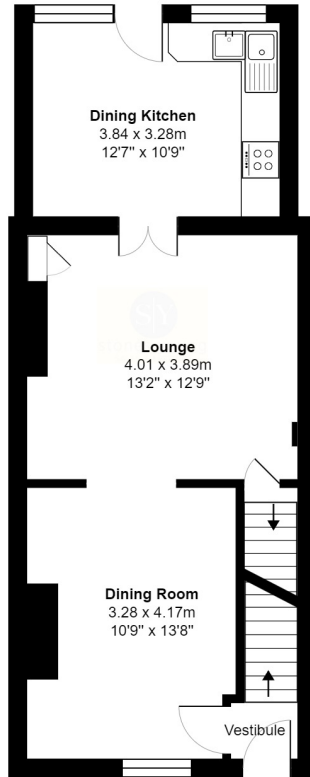
FLOORPLAN & EPC

Cockerill Terrace Barrow, Clitheroe

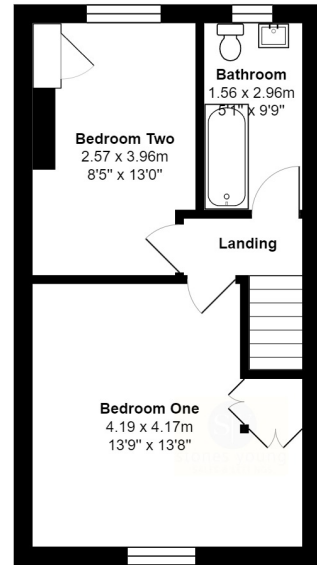
Total Area: 103.4 m² ... 1113 ft²
All measurements are approximate and for display purposes only



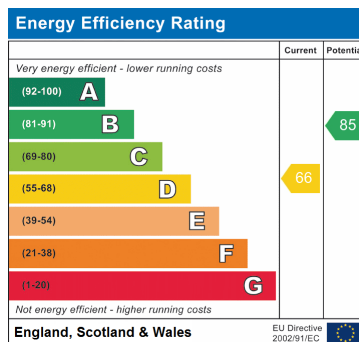
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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.

