



**1 Abbey Terrace
Barrow, Clitheroe
Lancashire, BB7 9AT
£220,000 - No Chain**

An immaculate 2 bedroom end terrace in a sought after location. This spacious stonebuilt property has been well looked after by its current owners and offers a great opportunity to purchase a family home in a great area. Providing excellent commuter access via the A59, Skipton, Blackburn, Preston including local train station and proximity to rated primary and secondary schools with amenities nearby in Whalley and Clitheroe market towns.

Viewings available on request through the selling agents. Ref JT.

EPC : D

Council Tax Band: B

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

Description

1 Abbey Terrace offers a traditional style cottage in great, well maintained condition throughout. The home is very functional, double glazed throughout and has a gas fired central heating system and mains drainage. The location is good and has a quiet position away from the road with a slightly elevated position. Stone built with a slate roof, the property has pitch pine cottage doors throughout. Viewing is essential to appreciate the quality, well looked after home.

Accommodation comprises as follows.

Entrance Vestibule

Front door leading to lounge with carpeted floor and centre light fitting, attractive pitch pine cottage door and stained glass window.

Lounge (4.8m x 4.35m)

A large family lounge to the front of the property featuring a solid fuel log burner positioned on a stone flagged hearth and stone mantle piece. The room has a large window overlooking the front garden area and panel radiator positioned under the window. A centre light fitting to the ceiling with 4 double electric sockets, TV points and gas meter box to the corner cupboard.

Kitchen (3.99m x 3.74m)

Situated to the rear of the property a modern style fitted kitchen with wall and base units to two walls including tiled splashbacks. The kitchen has linoleum wood effect floor covering, centre light fitting and panel radiator. Appliances include a Hotpoint electric oven, 4 gas hobs, plumbed for washing machine and a stainless steel sink with drainer and mixer tap. Understairs cupboard off kitchen used for storage purposes.

Utility (2.5m x 2.0m)

Located with access to the rear door and patio area the room provides an area to house the gas boiler and washing machine with tiled floor and access to the garage.

Garage (4.84m x 2.55m)

Adjoining single car garage facility with door from the utility room currently used for storage. The garage has a monopitch roof and steel security door giving access to the rear ally way. Having a concrete floor, fluorescent light strip fittings and a double electric socket.

Rear Garden

With access from the utility, the rear garden area has been landscaped to provide a quiet sitting area with flagged path and decorative stone gravel. Railings to the rear boundary provide a secure area for pets or children.

First Floor

Master Bedroom (4.2m x 3.05m)

A double room to the rear of the property with exposed timber floorboards. Window to the rear and panel radiator under, 2 double electric sockets and centre light fitting.

Bedroom 2 (3.94m x 2.57m)

A single room to the front of the property with window and panel radiator at the front, carpeted floor, centre light fitting and 2 double sockets.

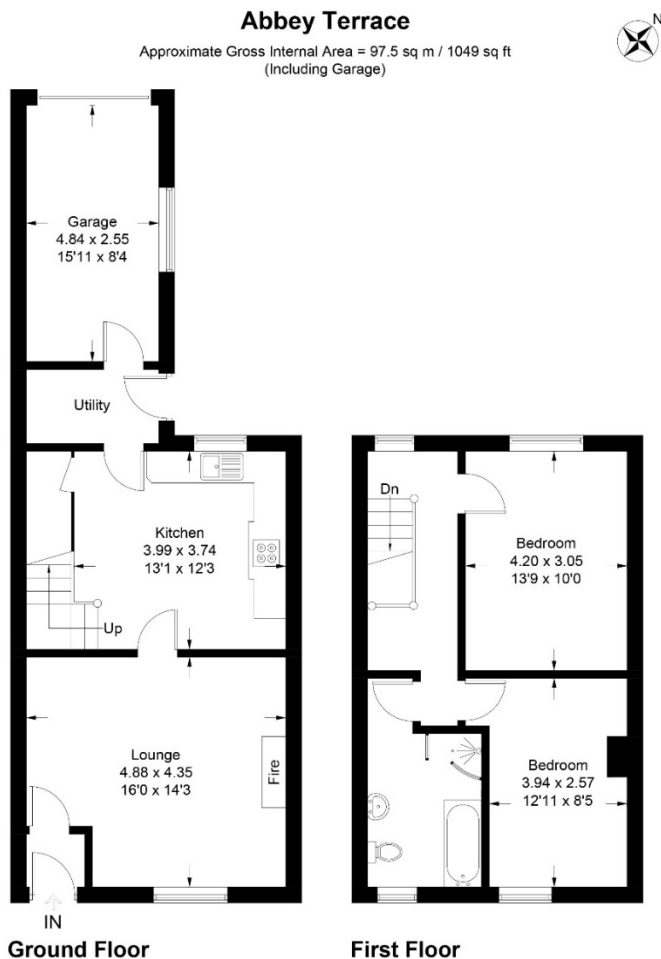
Family Bathroom (3.2m x 2.31m)

A 4 piece suite to the front of the property comprising bath, mains shower, WC and pedestal basin. The floor is fully tiled and the shower unit has angel board wall panels. The window to the front is frosted and stained glass with the benefit of a panel radiator underneath.

Externally

Parking for two cars to the rear as well as the attached single garage. The property has an additional usage of a rented single garage/store off Brambles Close by separate negotiation that could be made available for an annual rental fee.

Floor Plan







EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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