

**Hawthorn Road, Barrow, Clitheroe. BB7 9EE**

**£220,000 Freehold**

**REDUCED**



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sales & lettings

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## PROPERTY DESCRIPTION

An attractive stonebuilt modern semi-detached home situated in a sought after residential location on this popular new development in Barrow with private parking for two cars, gardens and is well positioned close by to open countryside. This modern house offers well presented, light and airy accommodation arranged across two floors. The ground floor offers a modern cloakroom and utility cupboard, an impressive open plan living area with a spacious lounge and dining area with luxury LVT wood effect flooring with french doors to the garden and a modern fitted kitchen with built in oven and hob. There are two excellent double bedrooms situated to the first floor with a landing and a modern three piece bathroom.

Outside there is a landscaped front garden with planted shrubs, stone pebbles, paved pathway and lawn with side driveway two tarmac private parking spaces. Timber rear gate access and pathways leading to a good sized rear garden area with rear stone pebbled patio, paved pathways and lawned area with timber fencing surround. The property is ideal for first time buyers, downsizers or families looking to get onto the property ladder. Further information on shared ownership and eligibility can be supplied, early viewing is recommended.

## FEATURES

- Modern Semi-Detached House
- Well Appointed Bright Internal Accommodation
- 2 Double Bedrooms, Modern 3-pce Bathroom
- Impressive Open Plan Living Dining Space
- Attractive Open Modern Kitchen; 2-Pce Cloaks
- Gardens, Patio & Driveway For 2 Cars
- Sought After Location On New Development
- No Onward Chain, Ideal for FTB/Investors



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance

Composite front door, LVT wood effect flooring, built in storage cupboard also housing wall mounted gas central heating boiler and plumbing for washing machine.

#### Cloakroom

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

#### Open Plan Living Dining Kitchen

22' 3" x 14' 3" (6.78m x 4.34m)

##### Kitchen Area:

Attractive modern fitted kitchen with an array of grey wall and base units with complementary laminate working surfaces and upstands, under unit LED spotlights, integrated stainless steel electric oven and grill with 4-ring gas hob and stainless steel splashback with extractor filter canopy over, 1½ bowl stainless steel sink drainer unit with mixer tap, kick plinth heater, LVT wood effect flooring. Spindle staircase leading to first floor.

##### Lounge & Dining Area:

LVT wood effect flooring, panelled radiator, television point, uPVC french doors with glazed surround leading to rear garden.

### FIRST FLOOR

#### Landing

Spindle balustrade, panelled radiator, loft access.

#### Bedroom One (Rear)

12' 1" x 10' 7" (3.68m x 3.23m) plus wardrobes

Double bedroom with carpet flooring, 2 x modern double built in wardrobes, panelled radiator, television point, uPVC double glazed window.

#### Bedroom Two (Rear)

14' 2" x 8' 1" (4.32m x 2.46m)

Double room with carpet flooring, built in storage cupboard over stairs, panelled radiator, telephone point, 2 x uPVC double glazed windows.

#### Bathroom

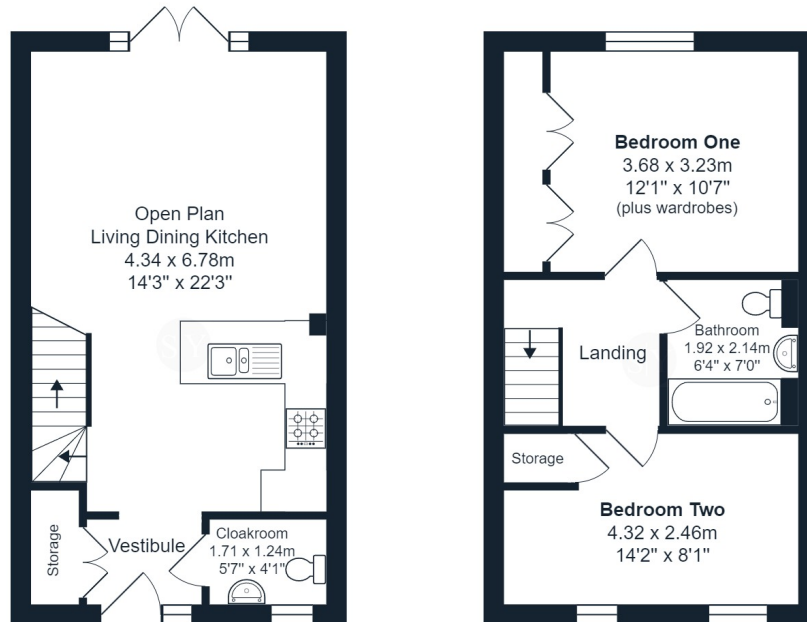
Modern 3-pce white suite comprising panelled bath with glazed screen and thermostatic shower over, pedestal wash basin with mixer tap, low level w.c., part tiled walls, panelled radiator, extractor fan, vinyl fitted flooring.







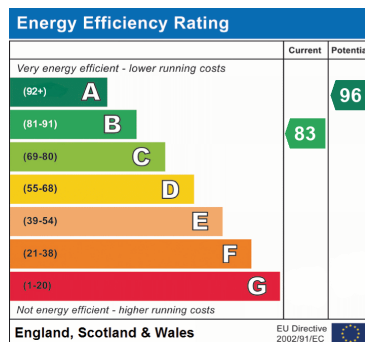
## FLOORPLAN & EPC



### Hawthorn Road, Clitheroe

Total Area: 70.2 m<sup>2</sup> ... 755 ft<sup>2</sup>

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.

