



athertons
property & land tel. 01200 428691

www.athertons-uk.com

17 Barrow Brook Close, Barrow, Ribble Valley BB7
£169,995



Tucked away within a popular and immaculately maintained development in Barrow, this superb first-floor apartment offers a wonderful balance of space, style and tranquillity, with the gentle sound of the adjoining brook and surrounding green aspects creating a truly peaceful setting. Ideally suited to first-time buyers, downsizers or those seeking effortless single-level living, the property is also perfectly positioned for convenient access to local amenities and excellent commuter links along the A59 towards Burnley, Preston, Blackburn and Skipton.

Accessed via a secure communal entrance, with both staircase and lift access, the apartment opens into a welcoming central hallway complete with intercom system and a generous storage cupboard. The accommodation flows seamlessly, leading through to an impressive open-plan living, dining and kitchen space, designed with both comfort and practicality in mind.

The kitchen itself has been thoughtfully designed with a range of modern fitted units complemented by laminate worktops and a full suite of integrated appliances including oven, gas hob with extractor, microwave, fridge freezer, washing machine and dishwasher. A breakfast bar provides an ideal spot for casual dining, while a neatly concealed Potterton combination boiler sits discreetly within the layout. Finished with stylish wood-effect flooring and contemporary décor, this sociable space is flooded with natural light via dual-aspect windows and French-style doors opening to a charming Juliette balcony, perfectly framing views over the brook, landscaped gardens and attractive waterfall.

There are two well-proportioned bedrooms, with the principal bedroom offering a comfortable double layout and the second providing a generous single – both enjoying delightful green outlooks. The bathroom is finished to a high standard with tiled floor and elevations, incorporating a wall-mounted WC, wash basin, corner shower with mains-fed attachment, and a heated chrome towel rail.

Externally, the development is surrounded by neatly kept communal gardens, with the gently flowing brook enhancing the sense of calm and privacy. The property further benefits from an allocated parking space, along with additional visitor parking.

Located within the highly sought-after Ribble Valley, the village of Barrow, Lancashire offers an exceptional balance of rural charm and everyday convenience, surrounded by rolling countryside and picturesque scenery while remaining well connected. Offering the best of both worlds, Barrow provides immediate access to beautiful countryside walks as well as a wide selection of shops, restaurants and leisure facilities just a short drive away, with the wider Ribble Valley renowned for its outstanding natural beauty, excellent quality of life and thriving food scene, making it one of the most desirable places to live in the region.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. Management fee of £1,896 per annum (alternatively this fee is payable monthly). 984 years remaining on the lease.

Energy Performance Rating

B (81b)

Council Tax

Band B. RVBC

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

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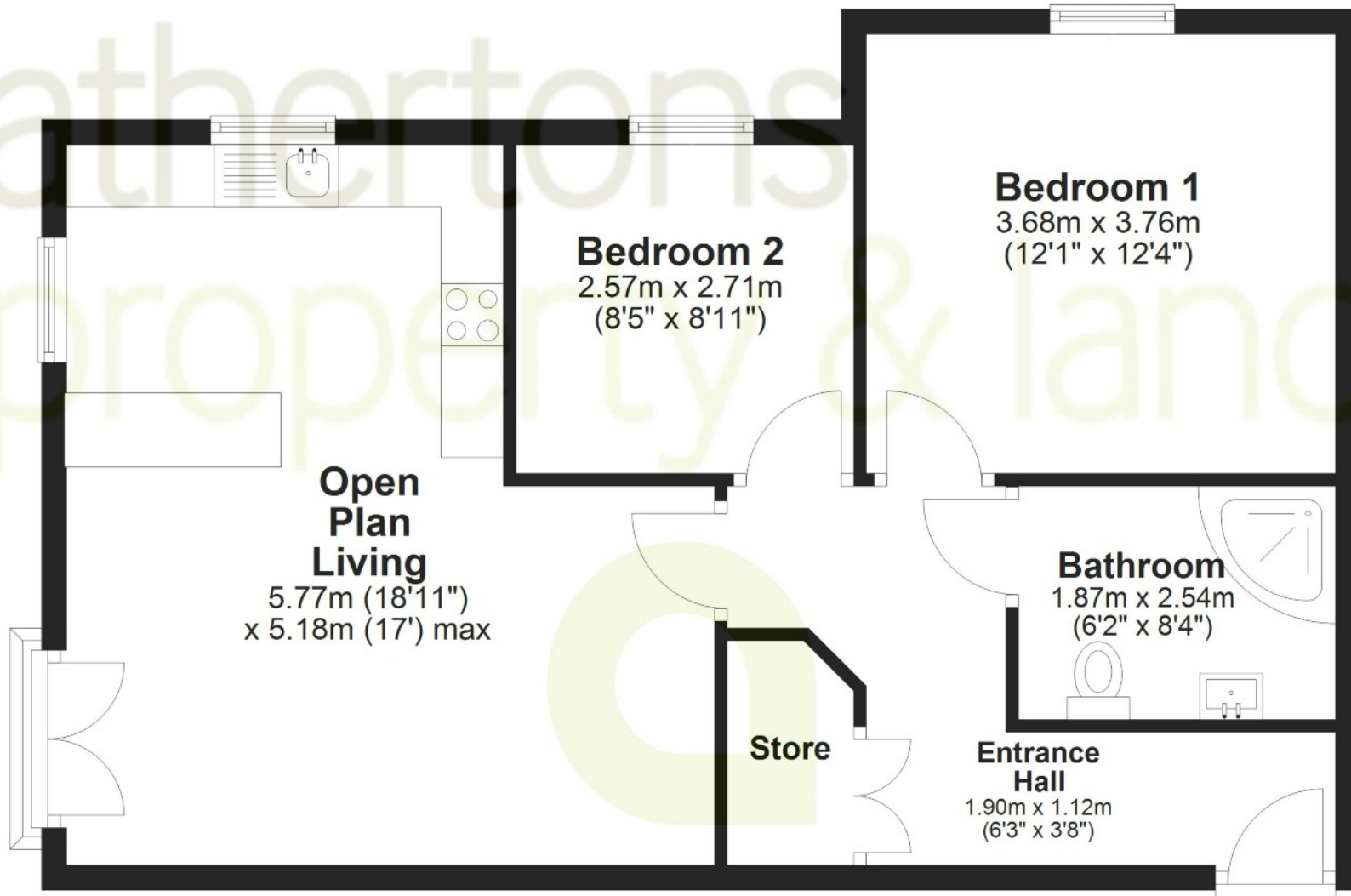
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First Floor

Approx. 62.3 sq. metres (671.0 sq. feet)
(excluding Balcony)



Total area: approx. 62.3 sq. metres (671.0 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





