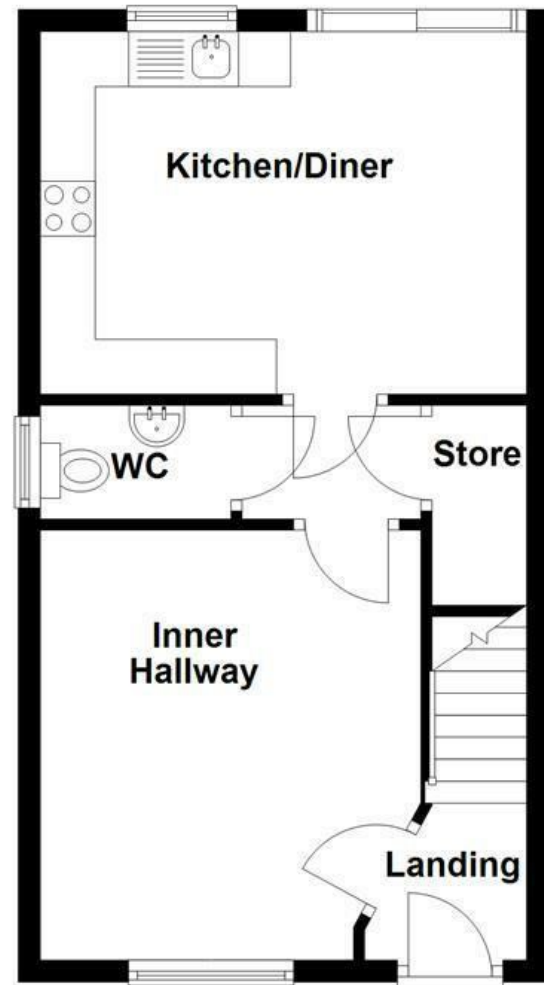
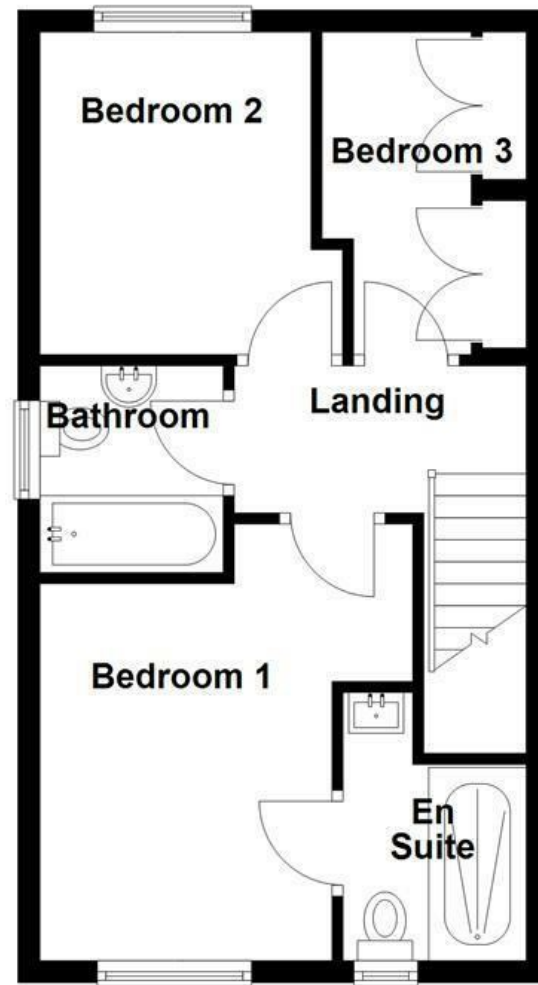


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Hawthorn Road, Clitheroe, BB7 9EE

£1,295 Per Month

A STUNNING THREE BEDROOM SEMI-DETACHED PROPERTY IN BARROW

Nestled on Hawthorn Road in the village of Barrow, this beautifully presented three-bedroom semi-detached house is an ideal choice for families looking to embrace the delightful Ribble Valley lifestyle. The property boasts a private driveway, providing convenient off-road parking, which is a valuable asset in this picturesque area.

As you step inside, you will be greeted by a warm and inviting atmosphere, with well-appointed living spaces that cater to both relaxation and family gatherings. The layout is thoughtfully designed to maximise comfort and functionality, making it perfect for modern family life.

One of the standout features of this home is the stunning garden area, which offers a serene outdoor retreat. This beautifully landscaped space is perfect for children to play, family barbecues, or simply enjoying the tranquility of nature. The garden is a true gem, enhancing the overall appeal of the property.

Located in the heart of the Ribble Valley, this home provides easy access to local amenities, schools, and the breathtaking countryside that the area is renowned for. Whether you are exploring the nearby hills or enjoying the local shops and eateries, this location offers a wonderful blend of convenience and natural beauty.

Hawthorn Road, Clitheroe, BB7 9EE

£1,295 Per Month

3 2 1 B

- An Exceptional Semi Detached Property
 - Stylish Interiors
 - Deposit £1,494
 - Off Road Parking
- Three Bedrooms
 - Perfect Family Home
 - EPC Rating B
- Modern Fixtures And Fittings
 - Sought After Location
 - Council Tax Band C

Ground Floor

Entrance

Composite front door leading to Hallway.

Hallway

13'0 x 4'100 (3.96m x 1.22m)

Central heating radiator, smoke alarm, doors leading to Reception Room and stairs to First Floor.

Reception Room

12'10 x 11'9 (3.91m x 3.58m)

UPVC double glazed window, central heating radiator, television point and door leading to Inner Hall

Inner Hall

5'10 x 3'5 (1.78m x 1.04m)

Doors leading to Kitchen/Diner, WC and Storage.

WC

5'8 x 3'5 (1.73m x 1.04m)

UPVC double glazed frosted window, central heating radiator, 2 piece bathroom suite, dual flush w/c, pedestal basin with mixer tap and parquet effect Lino flooring.

Kitchen/Diner

15'1 x 10'0 (4.60m x 3.05m)

UPVC double glazed window, central heating radiator, a range on panelled wall and base units, wood effect laminate work surface, stainless steel sink with draining board and mixer tap, integrated electric oven, 4 ring gas hob and extractor unit, glass splash back, integrated fridge freezer, integrated slim line dishwasher, integrated washing machine, UPVC dg French doors to rear garden and parquet effect Lino flooring.

First Floor

Landing

11'1 x 9'3 (3.38m x 2.82m)

Cental heating radiator, smoke alarm, loft access, doors to Bedroom 1, Bedroom 2, Bedroom Three and Bathroom and stairs to Ground Floor.

Bedroom One

9'6 x 8'6 (2.90m x 2.59m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to En-Suite

En-Suite Shower Room

6'3 x 5'7 (1.91m x 1.70m)

UPVC frosted double glazed window, central heating radiator, Three piece bathroom suite, dual flush w/c, pedestal basin with mixer tap, enclosed shower with direct feed shower and rinse head, part tiled elevations, extractor fan and parquet effect lino flooring.

Bedroom Two

10'8 x 7'9 (3.25m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'8 x 6'0 (2.95m x 1.83m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

6'2 x 5'6 (1.88m x 1.68m)

UPVC frosted double glazed window, central heating radiator, Three piece bathroom suite, dual flush w/c, ped basin with mixer tap, panel bath with mixer tap and direct feed shower w rinse head, part tiled elevations, extractor fan and parquet effect Lino flooring.

External

Front

Paved driveway, path leading to front door and stone chippings.

Rear

Enclosed rear garden with wooden fences, paved patio, stone chips, grass area and raised seating area.

