


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

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## Clitheroe Road, Barrow, BB7 9AQ Offers In The Region Of £590,000

A STUNNING DETACHED FAMILY HOME WITH NO ONWARD CHAIN

Nestled on Clitheroe Road in the charming village of Barrow, this immaculate and stylish four-bedroom detached family home is a true gem. Perfectly suited for a growing family, this property offers a harmonious blend of modern living and tranquil surroundings, all while being conveniently close to the heart of Whalley.

As you step inside, you are greeted by a welcoming atmosphere that flows seamlessly throughout the home. The gorgeous open-plan living, family, and kitchen area is the heart of the house, providing a perfect space for both relaxation and entertaining. Large windows offer delightful views over the spacious rear garden, allowing natural light to flood the room.

The property boasts two well-appointed bathrooms, ensuring ample facilities for family members and guests alike. Each of the four bedrooms is generously sized, providing comfortable and private spaces for everyone in the household.

Outside, the expansive rear garden is a true sanctuary, featuring a babbling brook that adds a soothing sound to the environment. The decked seating area is ideal for enjoying summer evenings or hosting gatherings with friends and family. The garden offers both privacy and space for children to play, making it a perfect setting for family life.

# Clitheroe Road, Barrow, BB7 9AQ

## Offers In The Region Of £590,000



- Detached Family Home
- Stunning Open Plan Living/Family/Kitchen
- Parking: Driveway and Garage
- EPC Rating: Awaiting
- Four Bedrooms
- Popular Location Close to Whalley
- Tenure: Freehold
- Modern Family Bathroom and Ensuite
- Generous Garden
- Council Tax Band E

### Ground Floor

#### Entrance

Composite double glazed entrance door leading to the hallway.

#### Hallway

15'10 x 6' (4.83m x 1.83m)

Central heating radiator, alarm panel, smoke alarm, tiled flooring, stairs leading to the first floor, doors to reception room one, reception room two, WC, and kitchen.

#### Reception Room Two (Study)

9'3 x 7' (2.82m x 2.13m)

UPVC double glazed window, central heating radiator.

#### WC

5'5 x 3'1 (1.65m x 0.94m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer taps, extractor fan, spotlights, tiled flooring.

#### Reception Room One

22'10 x 11'7 (6.96m x 3.53m)

UPVC double glazed window, central heating radiator, television point, open to the family room. ( Class 1 chimney, possibility for log burner to be installed ).

#### Family Room

16'3 x 15'4 (4.95m x 4.67m)

Two Velux windows, central heating radiator, UPVC double glazed doors and windows to the rear, open to the kitchen.

#### Kitchen

12'11 x 9'5 (3.94m x 2.87m)

UPVC double glazed window, a range of high gloss wall and base units with granite worktops, oven and microwave oven in a high rise unit, four ring electric hob with extractor hood, inset stainless steel sink with integrated draining ridges and mixer taps, integrated dishwasher and fridge freezer, spotlights, tiled flooring, door to utility room.

#### Utility Room

5'10 x 5'5 (1.78m x 1.65m)

Central heating radiator, matching units to the kitchen with laminate worktops, stainless steel sink with draining board and mixer taps, plumbing for a washing machine, tiled flooring, door to the garage.

### Garage

18'4 x 18' (5.59m x 5.49m)

Remove up and over door, space for a tumble dryer, boiler, door to the rear garden.

### First Floor

#### Landing

10'4 x 9'6 (3.15m x 2.90m)

Loft access and smoke alarm, doors leading to four bedrooms and the family bathroom.

#### Bedroom One

11'10 x 11'6 (3.61m x 3.51m)

UPVC double glazed window, central heating radiator, fitted wardrobes, door to ensuite.

#### Ensuite

6' x 5'5 (1.83m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, corner direct feed shower, spotlights, fully tiled elevations, illuminated mirror, tiled flooring with underfloor heating.

#### Bedroom Two

11'5 x 9'5 (3.48m x 2.87m)

UPVC double glazed window, central heating radiator.

#### Bedroom Three

10'10 x 8'5 (3.30m x 2.57m)

UPVC double glazed window, central heating radiator.

#### Bedroom Four

9'5 x 9'1 (2.87m x 2.77m)

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

#### Bathroom

9'5 x 6'1 (2.87m x 1.85m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, corner direct feed shower, tiled panel bath with mixer taps and rinsehead, spotlights, fully tiled elevations, tiled flooring with underfloor heating, illuminated mirror.

### External

### Front

Laid to lawn garden with enclosing hedges, block paved driveway providing EV charger and off-road parking for numerous vehicles leading to the double garage.

### Rear

Laid to lawn garden with paved patio and a brook. Decked seating area also serving and access across the brook to further lawned area with perimeter fencing and bedding areas.



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