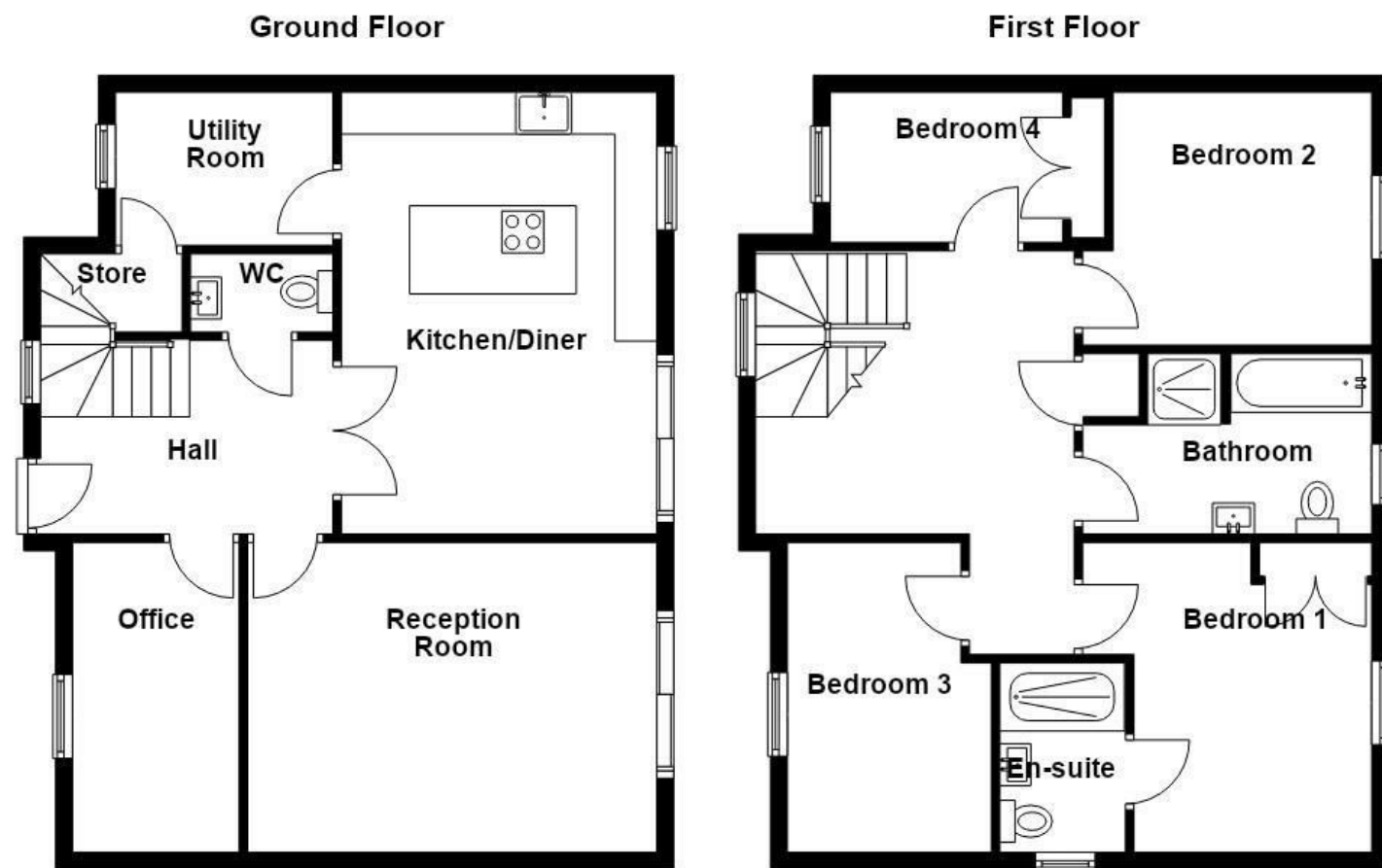




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	90
England & Wales	EU Directive 2002/91/EC 	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Waterside Reach, Barrow, BB7 9XQ

Asking Price £469,950

AN OUTSTANDING FOUR BEDROOM FAMILY HOME WITH A SOUTH FACING GARDEN PERFECTLY POSITIONED IN BARROW

Nestled in the charming area of Waterside Reach, Barrow, this exceptional four-bedroom timber framed detached house presents an ideal opportunity for families seeking a spacious and comfortable home. The property boasts well-proportioned bedrooms, ensuring ample space for relaxation and personalisation.

The layout of the house is thoughtfully designed to cater to modern family living, providing both privacy and communal areas for family gatherings. The location is particularly advantageous, offering good commuter links that make it easy to access nearby towns and cities, perfect for those who travel for work or leisure.

This delightful home is not only a sanctuary for family life but also a gateway to the beautiful surroundings of Clitheroe, known for its picturesque landscapes and vibrant community. With its blend of comfort, convenience, and charm, this property is a must-see for anyone looking to settle in a welcoming neighbourhood.

Waterside Reach, Barrow, BB7 9XQ

Asking Price £469,950

 4  2  2  B

- Outstanding Four-Bedroom Detached Family Home
- Ideal Family Living Space
- Off Road Parking
- Tenure - Freehold
- Spacious And Well-Proportioned Accommodation
- Desirable Barrow Location
- EPC Rating - B
- Four Generously Sized Bedrooms
- Beautiful Surrounding Countryside
- Council Tax Band - E

Ground Floor

Entrance

Composite door to entrance hall.

Entrance Hall

11'5 x 7'7 (3.48m x 2.31m)

Central heating radiator, doors to WC, kitchen diner, reception room and office, stairs to first floor, (double height hallway).

Office

12'1 x 6'6 (3.68m x 1.98m)

UPVC double glazed window, central heating radiator.

Reception Room

16 x 12'1 (4.88m x 3.68m)

UPVC double glazed window, central heating radiator, UPVC double glazed French doors to rear.

Kitchen Diner

17'3 x 12'4 (5.26m x 3.76m)

UPVC double glazed window, central heating radiator, high gloss wall and base units with laminate surfaces, one and a half sink with drainer and mixer tap, integrated double oven, induction hob, stainless steel extractor hood, island, integrated dishwasher, integrated fridge freezer, lino flooring, UPVC double glazed French doors to rear.

Utility Room

8'6 x 6 (2.59m x 1.83m)

UPVC double glazed window, range of wall and base units with laminate surfaces, boiler, plumbing for washing machine, space for dryer, door to storage.

WC

5'7 x 3'1 (1.70m x 0.94m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, lino flooring.

First Floor

Landing

12 x 11'1 (3.66m x 3.38m)

Doors leading to four bedrooms and a bathroom.

Bedroom One

12 x 11'4 (3.66m x 3.45m)

UPVC double glazed window, central heating radiator, door to en suite.

En Suite

7'9 x 4'11 (2.36m x 1.50m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower with rinse head, partial tiled elevations, spotlights, extractor fan, vinyl flooring.

Bedroom Two

11'4 x 9'11 (3.45m x 3.02m)

UPVC double glazed window, central heating radiator.

Bedroom Three

12'1 x 8 (3.68m x 2.44m)

UPVC double glazed window, central heating radiator.

Bedroom Four

11'4 x 7'1 (3.45m x 2.16m)

UPVC double glazed window, central heating radiator.

Bathroom

11'4 x 7'1 (3.45m x 2.16m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, direct feed shower, partial tiled elevations, extractor fan, spotlights, vinyl flooring.

External

Front

Driveway, laid to lawn garden.

Rear

Enclosed laid to lawn garden with paved areas, timber decking area., access to garage.



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