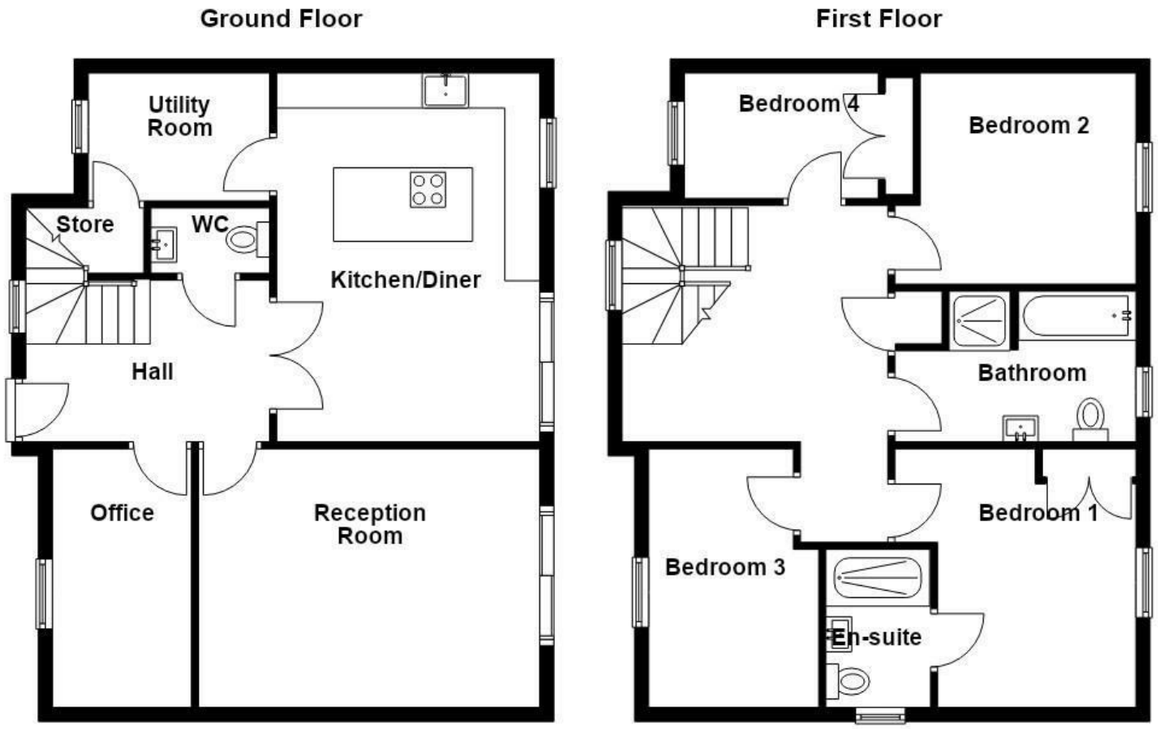
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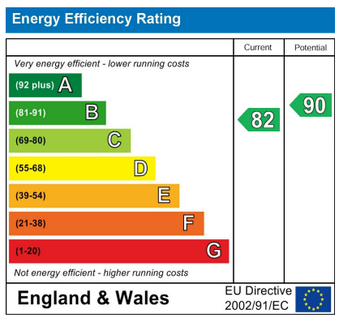












Waterside Reach, Barrow, BB7 9XQ

Offers Over £450,000

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 delightful four-bedroom detached home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen and dining areas are ideal for family gatherings or hosting friends.

The home boasts two modern bathrooms, ensuring that morning routines run smoothly for the whole family. Each of the four bedrooms is generously sized, providing a peaceful retreat at the end of the day. The south-facing garden is a true highlight, offering a sun-drenched outdoor space perfect for enjoying the warmer months. The garden is complemented by off-road parking and a detached garage, providing both convenience and security for your vehicles.

One of the standout features of this property is the stunning views that surround it, allowing you to appreciate the natural beauty of the Ribble Valley. Additionally, the home is conveniently located near local amenities, making it easy to access shops, schools, and recreational facilities.

This property is an excellent opportunity for families or anyone seeking a tranquil yet accessible lifestyle in Barrow. With its combination of space, modern features, and picturesque surroundings, this home is sure to impress. Don't miss the chance to make this lovely house your new home.

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.

4 Wellgate, Clitheroe, BB7 2RD
Tel: 01200422824 | Email: sales@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Waterside Reach, Barrow, BB7 9XQ

Offers Over £450,000

4 2 2 B

- Outstanding Four-Bedroom Detached Family Home
- Ideal Family Living Space
- Off Road Parking With Detached Garage with power and lighting
- 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, fitted wardrobes, 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, fitted wardrobes, 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 the detached garage which has an up and over door, power and lighting.










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