



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(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.

Whiteacre Lane, Barrow, BB7 9BJ

Offers Over £150,000

AN OUTSTANDING OVER 55'S GROUND FLOOR APARTMENT

Nestled on the charming Whiteacre Lane in Barrow, Clitheroe, this exceptional ground floor apartment is designed specifically for those aged over 55. Boasting two generously sized double bedrooms and two well-appointed bathrooms, this residence offers a perfect blend of comfort and style. The open plan living space is bathed in natural light, creating a warm and inviting atmosphere that is ideal for both relaxation and entertaining.

The interiors are tastefully decorated in neutral tones, allowing for a seamless transition into your new home. With ample indoor space, this apartment is perfectly suited for a small family or a single occupant seeking a tranquil yet vibrant living environment.

Residents will benefit from a range of impressive amenities within the complex, including a communal laundry room, a well-equipped kitchen, a welcoming lounge, beautifully maintained gardens, and a visitors' suite for guests. Additionally, off-road parking and an allocated garage ensures convenience for residents.

The location is truly desirable, with easy access to local amenities and bus routes, making it simple to explore the surrounding areas. Furthermore, excellent transport links to Clitheroe, Whalley, Blackburn, and major motorways enhance the appeal of this property, ensuring that you are well-connected to the wider region.

Whiteacre Lane, Barrow, BB7 9BJ

Offers Over £150,000

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- Over 55s Ground Floor Apartment
 - Immaculate Presentation Throughout
 - Off Road Parking and Allocated Garage
 - EPC Rating TBC
- Two Bedrooms
 - Stunning Communal Gardens
 - Tenure Leasehold
- Two Bathrooms
 - Communal Amenities
 - Council Tax Band C

Ground Floor

Entrance Hall

19'2 x 5'6 (5.84m x 1.68m)
UPVC double glazed frosted front door, UPVC double glazed window, electric heater, coving, smoke detector, open to reception room, doors leading to kitchen, two bedrooms and bathroom.

Reception Room

20'7 x 17'1 (6.27m x 5.21m)
Five UPVC double glazed windows, two electric heaters, coving, television point, open to dining rom and door to hall.

Dining Room

12'4 x 9'6 (3.76m x 2.90m)
Two UPVC double glazed windows, electric heater, fitted storage and serving hatch.

Hall

10'7 x 5'0 (3.23m x 1.52m)
UPVC double glazed window and storage cupboard.

Kitchen

9'3 x 7'1 (2.82m x 2.16m)
UPVC double glazed window, range of panelled wall and base units with marble effect work surfaces, tiled splashback, composite one and half bowl sink and drainer with mixer tap, integrated double oven with four ring induction hob and extractor hood, space for fridge and freezer, plumbing for washing machine and wood effect lino flooring.

Bedroom One

16'5 x 14'3 (5.00m x 4.34m)
Two UPVC double glazed windows, electric heater, coving, fitted wardrobes and door to en suite.

En Suite

6'7 x 6'0 (2.01m x 1.83m)
UPVC double glazed frosted window, pedestal wash basin with traditional taps, low basin WC, electric feed shower enclosed, tiled elevations and wood effect lino flooring.

Bedroom Two

17'0 x 8'11 (5.18m x 2.72m)
UPVC double glazed window, electric heater, fitted wardrobes and storage cupboard.

Bathroom

6'0 x 5'2 (1.83m x 1.57m)
UPVC double glazed frosted window, central heated towel rail, panel bath with traditional taps, low basin WC, pedestal wash basin with traditional taps, tiled elevations and wood effect lino flooring.

External

Communal gardens, access to laundry room, communal kitchen and lounge, off road parking and access to allocated garage.

Garage

23'0 x 9'10 (7.01m x 3.00m)
Power, lighting, loft storage and up and over garage door.

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