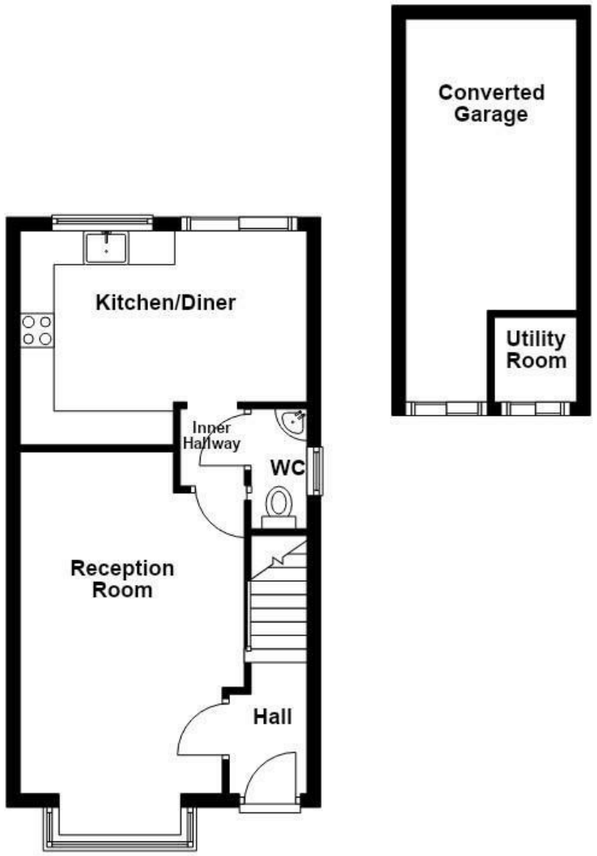
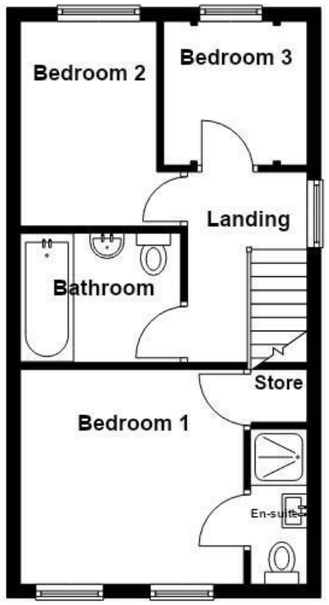
Keenans

Ground Floor



First Floor











Barrow Brook Close, Barrow, BB7 9UN

£289,950

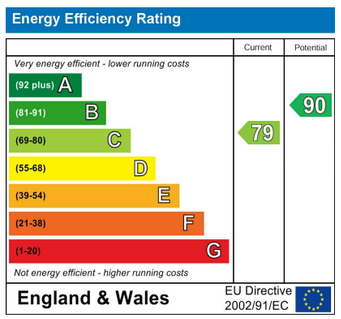
AN EXQUISITE SEMI DETACHED FAMILY HOME

Nestled in the highly sought-after Ribble Valley, this enviable semi-detached family home on Barrow Brook Close offers a perfect blend of modern living and stylish interiors. With three well-proportioned bedrooms and two contemporary bathrooms, this property is designed to cater to the needs of a growing family.

Upon entering, you will be greeted by a welcoming reception room that exudes warmth and comfort, ideal for both relaxation and entertaining. The neutral decoration throughout the home creates a versatile canvas, allowing you to easily personalise the space to your taste. The heart of the home is undoubtedly the impressive converted garage, which has been transformed into an additional room currently utilised as a fourth bedroom and utility area, providing extra flexibility for your family's needs.

The outdoor space is equally impressive, featuring a generous garden that invites you to enjoy the fresh air and sunshine. This area is perfect for children to play or for hosting summer gatherings with friends and family. Additionally, the property boasts ample off-road parking, ensuring convenience for you and your guests.

This delightful home is not only a sanctuary for family life but also a rare find in a desirable location. With its modern fixtures and fittings, combined with the charm of the Ribble Valley, this



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.

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Barrow Brook Close, Barrow, BB7 9UN

£289,950

3 2 1 C

- An Exceptional Semi Detached Property
- Converted Garage
- Off Road Parking
- Tenure Freehold
- Three Bedrooms
- Perfect Family Home
- Council Tax Band C
- Two Bathrooms
- Sought After Location
- EPC Rating C

Ground Floor

Entrance
Composite double glazed frosted door to the hallway.

Hallway
7'6 x 3'9 (2.29m x 1.14m)
Central heating radiator, smoke alarm, tiled flooring, door to the reception room, staircase to the first floor.

Reception Room
16'7 x 10'10 (5.05m x 3.30m)
UPVC double glazed box window, central heating radiator, television point, wood effect laminate flooring, door to the inner hallway.

Inner Hallway
3'9 x 3'3 (1.14m x 0.99m)
Tiled effect linoleum flooring, open to the kitchen diner, door to the WC.

WC
5'10 x 3'1 (1.78m x 0.94m)
UPVC double glazed frosted window, heated towel rail, a two piece suite comprising of a corner pedestal wash basin with mixer tap, dual flush WC, extractor fan, tiled effect linoleum flooring.

Kitchen Diner
14'2 x 10'4 (4.32m x 3.15m)
UPVC double glazed window, central heating radiator, a range of cream high glossed wall and base units, quartz surface, inset stainless steel sink with mixer tap, integrated electric oven with a four ring induction hob and extractor hood, integrated fridge, freezer, dishwasher and washing machine, integrated high rise microwave, spotlights, tiled effect linoleum flooring, UPVC double glazed French doors to the rear.

First Floor

Landing
9'5 x 6'4 (2.87m x 1.93m)
UPVC double glazed window, loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One
10'10 x 10'5 (3.30m x 3.18m)
Two UPVC double glazed window, central heating radiator, over staircase storage cupboard, wood effect laminate flooring, door to the en suite.

En Suite
7'5 x 3'1 (2.26m x 0.94m)
Heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevations, spotlights, extractor fan, mirrored elevations, tiled effect linoleum flooring.

Bedroom Two
10'10 x 7'9 (3.30m x 2.36m)
UPVC double glazed window, central heating radiator.

Bedroom Three
7 x 6'11 (2.13m x 2.11m)
UPVC double glazed window, central heating radiator, fitted open wardrobes.

Bathroom
7'9 x 6'3 (2.36m x 1.91m)
Chrome heated towel rail, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, panelled bath with a direct feed over head shower and mixer tap, tiled elevations, mirrored elevations, spotlights, extractor fan, tiled effect linoleum flooring.

External

Rear
Enclosed garden with stone chippings, paving, artificial lawn, access to the converted garage and utility room.

Converted Garage
18'7 x 8'4 (5.66m x 2.54m)
Power, lighting, UPVC double glazed frosted French doors.

Utility Room
4'1 x 4 (1.24m x 1.22m)
Dryer, space for a fridge freezer, UPVC double glazed frosted French doors.

Front
Stone chipped garden and off road parking.





