

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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Oak Close, Barrow, BB7 9FH

£200,000

A FANTASTIC TWO BEDROOM PROPERTY IN BARROW

Nestled in the charming area of Oak Close, Barrow, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Ideal for small families or couples, the property boasts a lovely garden, providing a serene outdoor space for relaxation or entertaining guests.

Parking is readily available, ensuring that you will never have to worry about finding a space for your vehicle. The location is particularly advantageous, with excellent transport links into the nearby towns of Whalley and Clitheroe, making it easy to access local amenities, shops, and schools.

This property presents a wonderful opportunity for those seeking a peaceful yet well-connected home in a picturesque setting. With its inviting atmosphere and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.

Oak Close, Barrow, BB7 9FH

£200,000

**2**

**1**

**1**

**D**

- Tenure Freehold
 - Off Road Parking Available
 - Sought After Location
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Two Well Proportioned Bedrooms
 - Ideal Home For A Small Family Or Single Occupancy
- EPC Rating D
 - Fitted Kitchen And Three Piece Bathroom Suite With Downstairs WC For Convenience
 - Enviaible Rear Garden Space

Ground Floor

Entrance Hallway

7'5 x 3'7 (2.26m x 1.09m)

Front door leading from exterior, stairs to first floor, door leading to kitchen, door leading to reception room and door leading to WC

Kitchen

9'2 x 6'3 (2.79m x 1.91m)

UPVC double glazed window, a range of wood panelled wall and base units, laminate worksurfaces, integrated electric oven, four ring gas hob, extractor unit, stainless steel sink with mixer tap and draining board, space for fridge freezer, plumbing for washing machine, wall mounted central heating boiler and tiled flooring

WC

6'1 x 2'5 (1.85m x 0.74m)

UPVC double glazed window, central heating radiator, a two piece bathroom suite including, low level WC with traditional flush, pedestal basin with traditional taps and wood effect lino flooring.

Reception Room

14'7 x 13'5 (4.45m x 4.09m)

UPVC double glazed window, two central heating radiators, sliding door to the rear, door to storage, television point, telephone point.

First Floor

Landing

9'1 x 6'4 (2.77m x 1.93m)

Central heating radiator, smoke alarm, loft access, doors to bedroom one, bedroom two and bathroom.

Bedroom One

13'5 x 9'3 (4.09m x 2.82m)

UPVC double glazed window, central heating radiator, fitted wardrobe, television point and telephone point.

Bedroom Two

9'8 x 6'8 (2.95m x 2.03m)

UPVC double glazed window, central heating radiator and door to storage.

Bathroom

6'5 x 6'4 (1.96m x 1.93m)

UPVC double glazed window, central heating radiator, a three piece bathroom suite including, low level WC with traditional flush, pedestal basin with traditional taps, panel bath with traditional taps and electric feed shower with rinse head, partial tiled elevations, shaving point and tile effect lino flooring

Exterior

To the front of the property you will find off road parking with a pathway leading up to the front door. To the rear there is a garden enclosed by wooden fences, stone chipped area and garden shed.



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