


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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Cockerill Terrace, Barrow, BB7 9AU

Offers Over £200,000

A TRULY GORGEOUS TERRACED HOME - THE PERFECT FIRST TIME HOME

Nestled in the charming Cockerill Terrace in Barrow, this delightful mid-terrace house offers a perfect blend of modern living and classic character. Built in 1900, the property has been recently renovated to an immaculate standard, showcasing stylish yet neutral decor throughout. Spanning an impressive 1,119 square feet, this home features two spacious reception rooms, ideal for entertaining guests or enjoying quiet evenings in.

The well-appointed kitchen is a standout feature, providing ample space for culinary creativity and family gatherings. With two comfortable bedrooms and a thoughtfully designed bathroom, this property is perfectly suited for first-time buyers or those looking to downsize without sacrificing internal space.

The low-maintenance exteriors ensure that you can spend more time enjoying your home and less time on upkeep. Additionally, the convenient location offers easy access to nearby schools and commuter routes, making it an excellent choice for families and professionals alike.

This property presents a wonderful opportunity to own a beautifully renovated home in a desirable area. Whether you are starting your journey as a homeowner or seeking a tranquil retreat, this house on Cockerill Terrace is sure to impress.

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Offers Over £200,000

 **2**  **1**  **2**  **C**

- Stunning Mid Terrace Property
- Contemporary Fitted Kitchen
- Immaculate Yard to Rear
- EPC Rating C
- Two Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Three Piece Shower Room
- Sought After Location
- Council Tax Band B

Ground Floor

Entrance Vestibule

3'4 x 3'2 (1.02m x 0.97m)

Composite double glazed frosted front door and door to reception room one.

Reception Room One

13'10 x 13'8 (4.22m x 4.17m)

UPVC double glazed window, electric log burning effect stove, television point, meter cupboard, wood effect flooring and open to inner hall.

Inner Hall

3'4 x 2'7 (1.02m x 0.79m)

Door to reception room two and stairs to first floor.

Reception Room Two

13'7 x 9'6 (4.14m x 2.90m)

UPVC double glazed window, central heating radiator, coving, partial wood panelled elevation, wood effect flooring, doors to understairs storage and kitchen.

Kitchen

22'3 x 7'2 (6.78m x 2.18m)

Two UPVC double glazed windows, two central heating radiators, range of panelled wall and base units with wood effect work surfaces, integrated oven with four ring electric hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, space for under counter fridge and freezer, plumbing for washing machine, space for dryer, enclosed boiler, spotlights, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Loft access, smoke detector, partial wood panelled elevation, solid wood flooring, doors to two bedrooms and shower room.

Bedroom One

13'10 x 11'0 (4.22m x 3.35m)

UPVC double glazed window, central heating radiator, partial wood panelled elevation and solid wood flooring.

Bedroom Two

13'8 x 9'8 (4.17m x 2.95m)

Two UPVC double glazed windows and two central heating radiators.

Shower Room

6'4 x 5'8 (1.93m x 1.73m)

Central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, walk-in electric feed shower, partially tiled elevations, spotlights, extractor fan and tiled effect vinyl flooring.

External

Rear

Enclosed yard with paving, gravel chippings and gate to shared access road.



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