

Ground Floor



Whiteacre Lane, Barrow, BB7 9BJ

£99,950

AN EXCEPTIONAL SECOND FLOOR OVER 55s APARTMENT

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and neutral decoration, this enviable two bedroom second floor apartment is being proudly welcomed to the market in the desirable location of Barrow on a picturesque and fully equipped complex. With modern fitted kitchen and bathroom, two double bedrooms and impressive complex amenities, such as; a communal laundry room, kitchen, lounge, gardens, visitors suite and off road parking. The property is the perfect home for any couple or single occupant looking to downsize! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Burnley, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, two generously sized bedrooms and a modern shower room. The reception room leads openly on to a contemporary fitted kitchen. Externally there are beautifully presented communal gardens and courtyard, as well as off road parking.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

- Tenure Leasehold
 - Off Road Parking
 - Fitted Kitchen And Three Piece Shower Room
 - Sought After Area
- Council Tax Band B
 - Communal Gardens
 - Easy Access To Major Network Links
- EPC Rating C
 - Ideal Property For A Couple Or Single Occupancy
 - Close Proximity To Local Amenities

Entrance
Hard wood single glazed door to vestibule.

Vestibule
4'1 x 2'8 (1.24m x 0.81m)
UPVC double glazed window, cornice coving and door to hall.

Hall
12'9 x 5'3 (3.89m x 1.60m)
UPVC double glazed window, cornice coving, two ceiling roses, smoke alarm, doors to reception room, two bedrooms and shower room.

Reception Room
20'8 x 15'8 (6.30m x 4.78m)
Two UPVC double glazed windows, two electric heaters, ceiling rose, electric fire with marble effect hearth and surround, television point and open to kitchen.

Kitchen
7'8 x 5'9 (2.34m x 1.75m)
Range of white gloss wall and base units, granite effect surface and splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge and freezer, tiled effect lino.

Bedroom One
11' x 7'8 (3.35m x 2.34m)
UPVC double glazed window, electric heater and fitted wardrobe.

Bedroom Two
8' x 7'5 (2.44m x 2.26m)
UPVC double glazed window and electric heater.

Shower Room
7'3 x 4'10 (2.21m x 1.47m)
Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double electric feed rainfall walk in shower with rinse head, PVC panel elevation, extractor fan, PVC to ceiling, loft hatch, spotlights, integrated linen cupboard and wood effect laminate flooring.

External
Off road parking, Communal garden and courtyard, access to communal lounge, communal laundry area, communal kitchen and visitor suite (£15 p/room +).

