

27 ASHBURN CLOSE
BARROW
BB7 9GX

£234,995



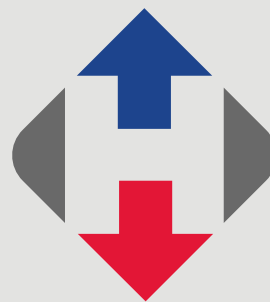
- Modern detached house
- 3 bedrooms, 1 with en-suite
- Private rear garden
- Cul-de-sac location
- Spacious lounge
- Open plan dining kitchen
- Driveway & attached garage
- 76 m² (820 sq ft) approx.

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A modern detached house built by Rowland Homes in 2013 which is pleasantly situated at the end of a cul-de-sac within this new development that offers great road links and is within walking distance of Barrow and the local primary school.

This attractive house has a spacious lounge which leads to an open plan dining kitchen which benefits from integrated appliances and has glazed French doors leading to the garden. The first floor has three bedrooms with en-suite to the master and a house bathroom.

Externally there is a driveway for two cars leading to an attached GARAGE, the rear garden is private and has artificial lawn for easy maintenance and a paved patio. Viewing is highly recommended.



LOCATION: Travelling along the A59 from Whalley Road Clitheroe, turn right at the roundabout into the Barrow Brook development. Proceed straight on at the next roundabout and take the first turning on the left into Ashburn Close.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: Through half-glazed front door, alarm panel and staircase off to the first floor.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with concealed cistern and push button flush and corner pedestal wash handbasin.

LOUNGE: 4.5m narrowing to 3.8m x 3.7m (14'10" narrowing to 12'4" x 12'3"); with television point.

DINING KITCHEN: 4.8m x 3.0m (15'9" x 9'10"); with a fitted range of white gloss wall and base units with complementary dark laminate work surface and splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated stainless steel electric fan oven, integrated microwave, stainless steel 4-ring gas hob with stainless steel splashback and extractor canopy over, integrated fridge freezer, integrated dishwasher, understairs storage cupboard, space for dining table and chairs, glazed French doors opening onto rear garden and wall-mounted central heating boiler concealed inside kitchen cabinet.

FIRST FLOOR:

LANDING: With window to side elevation and airing cupboard housing hot water cylinder.





BEDROOM ONE: 2.9m x 3.8m max (9'6" x 12'5" max); with television point and distant views across the estate towards Kemple End.

EN-SUITE SHOWER ROOM: With 3-piece suite comprising low suite w.c. with concealed cistern and push button flush, wall-hung wash handbasin with chrome mixer tap, fitted shower enclosure with fitted chrome shower, chrome heated ladder style towel rail, part-tiled walls, extractor fan and recess spotlighting.

BEDROOM TWO: 2.8m x 2.5m (9'4" x 8'4").

BEDROOM THREE: 2.5m x 1.9m (8'4" x 6'1").

BATHROOM: With 3-piece white suite comprising low suite w.c. with concealed cistern and push button flush, wall-hung wash handbasin with chrome mixer tap, panelled bath with shower over and glass shower screen, part-tiled walls, chrome heated ladder style towel rail, recessed spotlighting and extractor fan.

OUTSIDE: To the front of the property is a garden with artificial lawn and paved path to front door, tarmac driveway providing parking for two cars leading to single attached GARAGE 6.0m x 3.0m (19'8" x 9'9"); with up-and-over door, power and light and personal

door to the side. To the rear is an enclosed private garden with paved patio area, artificial lawn, raised planting borders, second corner patio and timber boundary fence.

HEATING: Gas fired hot water central heating system complemented by PVC double glazing.

SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: We are informed by the owners that the property is freehold.

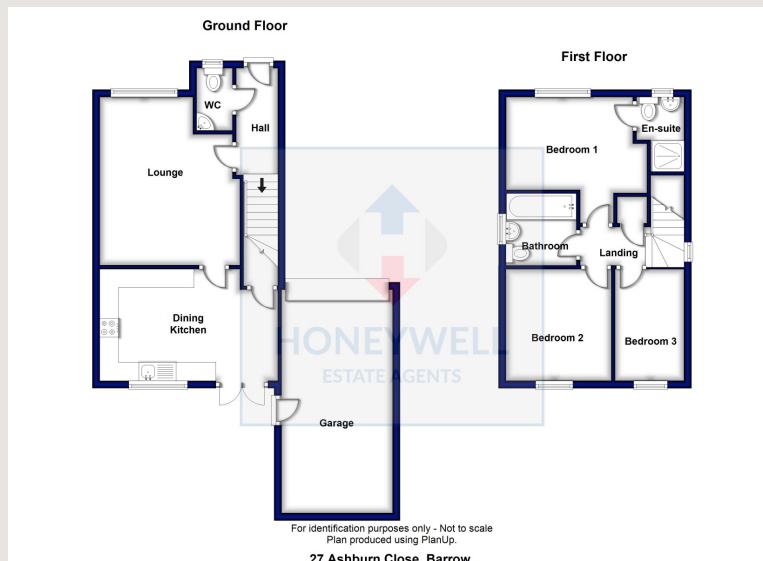
COUNCIL TAX BAND D.

EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.

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27 Ashburn Close, Barrow BB7 9GX
CD/ZR/130618

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