

12 TRAFFORD GARDENS
BARROW
BB7 9AX

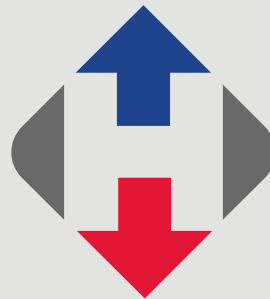
£119,500



- Spacious mews style house
- Kitchen, 3-piece bathroom
- Front & rear gardens
- Attractive village location
- 3 bedrooms, 2 reception rooms
- Outlooks across the green
- Requires modernisation
- 84 m2 (904 sq ft) approx.

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A mews style house situated in the centre of this popular village with outlooks across the green at the front and within easy walking distance of the primary school, public house, church and takeaway.



The house does now require some updating but offers great accommodation comprising a hallway, lounge, dining room and kitchen on the ground floor and on the first floor there are three bedrooms and 3-piece bathroom.

Externally there is a garden to the front and an enclosed rear garden with planting border. Other benefits include gas central heating and PVC double glazing. Viewing is essential.

LOCATION: Travelling into Barrow from the Clitheroe direction proceed straight on, passing the school on the right hand side. After four hundred yards Trafford Gardens can be found on the right behind the green.

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

ENTRANCE HALLWAY: With PVC front door and staircase off to the first floor.

LOUNGE: 4.4m x 3.1m (14'4" x 10'1"); with television point, outlooks across the green, feature 'Living Flame' gas fire with stone surround and quarry tiled hearth, wall light points.

KITCHEN: 3.4m x 1.7m (11' x 5'7"); fitted laminate range of wall and base units with complementary laminate working surface and tiled splashback, stainless steel sink unit, gas cooker point, plumbing for a washing machine

and door to the dining room.

DINING ROOM: 4.5m x 3.6m (14'8" x 11'11"); with PVC door to the rear porch.

REAR PORCH: With door to the garden.

FIRST FLOOR:

LANDING: With loft access and storage cupboard housing the Worcester combination central heating boiler.

BEDROOM ONE (rear): 3.8m x 3.4m (12'5" x 11'2"); with built-in wardrobe.

BEDROOM TWO (front): 3.1m x 3.3m (10'1" x 10'11"); with built-in wardrobe, outlooks across the green.

BEDROOM THREE (front): 2.9m x 2.2m (9'7" x 7'2") inc storage cupboard; with overstairs storage cupboard.





BATHROOM: With 3-piece suite comprising low suite w.c., pedestal wash handbasin with chrome taps and panelled bath with Mira electric shower over, part-tiled walls, 2 windows.

OUTSIDE: Gravelled easy maintenance garden to the front. To the rear is an enclosed garden with planting borders and gated access to the rear.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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

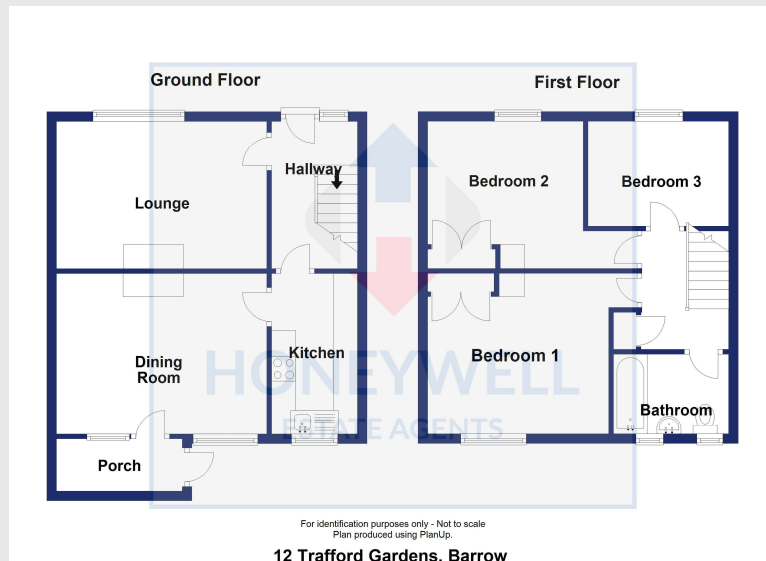
COUNCIL TAX BAND B.

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

VIEWING: By appointment with our office.

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12 Trafford Gardens, Barrow

*12 ~Trafford Gardens, Barrow, BB7 9AX
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