

WIGGA VISTA  
BACK BIRCH VIEW  
BARROW  
BB7 9BA

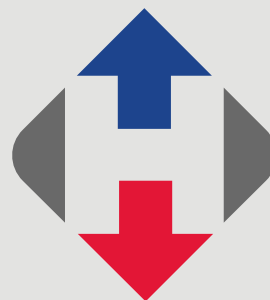


Offers around £240,000



- Detached true bungalow
- 3-piece bathroom with shower
- Modern fitted dining kitchen
- Gas CH & PVC double glazing
- 2 double bedrooms
- Spacious lounge with burner
- Lawned gardens, drive, double garage
- 71 m2 (760 sq ft) approx.

Tucked away from the main road but situated close to the centre of this popular Ribble Valley village, Wigga Vista is a unique detached true bungalow offering bright and spacious accommodation, good-sized gardens and ample parking as well as a detached double garage.



The property currently offers two double bedrooms, a three-piece bathroom with shower, a spacious living room and dining kitchen, Planning permission has also been granted to convert the property to four bedrooms.

**LOCATION:** Entering Barrow from the Clitheroe direction, pass Clitheroe Golf Club on the right. Proceed down the hill into the village and turn left just before the primary school and Birch View into an unadopted road. The entrance to Wigga Vista is first on the right.

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

**ENTRANCE PORCH:** PVC external door, tiled flooring, single glazed internal door to:

**HALLWAY:** With laminate wood effect flooring, attic access point, meter cupboards.

**LOUNGE:** 5.2m x 3.5m (17' x 11'5"); with multi-fuel burner in a feature surround, television and telephone points, laminate wood effect flooring.

**DINING KITCHEN:** 3.2m x 3.1m (10'4" x 10'3"); range of modern fitted base and matching wall units with complementary working surfaces, single drainer stainless steel sink unit, built-in electric oven, 4-ring electric hob with stainless steel extractor hood over, plumbed and drained for dishwasher or washing machine, wall-mounted combination central heating boiler.

**SIDE PORCH:** With tiled floor and PVC external door.

**BEDROOM ONE:** 4.1m x 3.4m (13'4" x 11'2").

**BEDROOM TWO:** 3.1m x 3.1m (10'3" x 10').

**BATHROOM:** With a modern fitted 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with plumbed shower over and vanity screen, tiled floor, fully tiled walls, low voltage lighting, extractor fan.







**OUTSIDE:** The property is situated in a good-sized plot with parking for approximately 3 cars leading to a detached double GARAGE with 2 up-and-over doors, power and lighting points. The majority of the garden is lawned with pathways, shrubs and mature trees surrounding, greenhouse.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

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

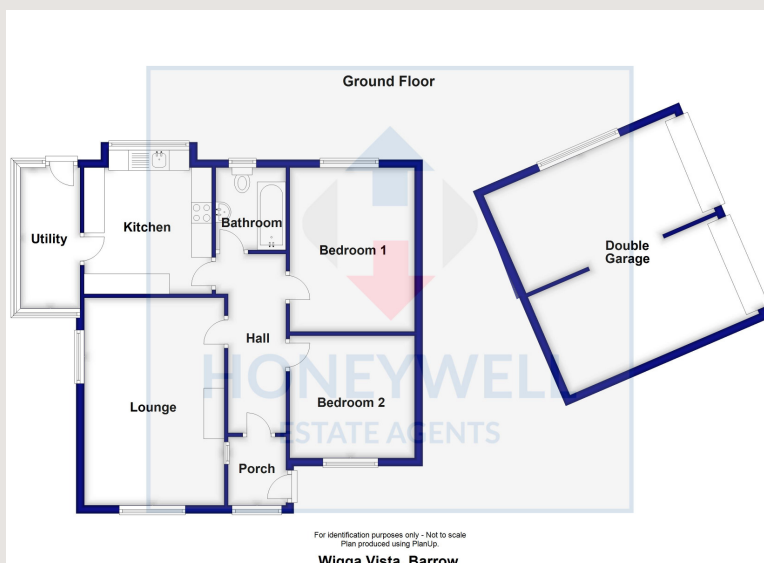
**COUNCIL TAX BAND C.**

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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*Wigga Vista, Back Birch View, Barrow, BB7 9BA  
MJ/SMR/08012020*

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1 Castlegate, Clitheroe. BB7 1AZ

T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ

T: 01282 698200 E: barrowford@honeywell.co.uk



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