

7 TRAFFORD GARDENS  
BARROW  
BB7 9AX

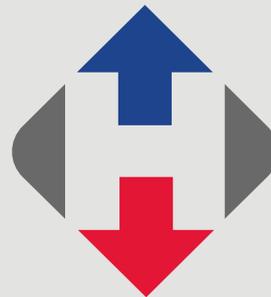
£129,950



- A spacious mid-terrace property
- Lounge & spacious dining kitchen
- Now requires modernisation
- Gas CH & PVC DG
- 3 bedrooms, 3-piece bathroom
- Low maintenance garden to the rear
- Sought after Ribble Valley village
- 82 m2 (896 sq ft) approx.

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Situated in the centre of the Ribble Valley village of Barrow overlooking a green to the front, this mid-terrace property now requires modernisation throughout but offers superb potential. Barrow lies between the village of Whalley and the town of Clitheroe, both of which offer a host of amenities. Accommodation comprises an entrance hallway, lounge, dining kitchen, utility room, three bedrooms and a three-piece bathroom.



The property also enjoys garden areas to the front and rear. Viewing is recommended.

**LOCATION:** Leave Clitheroe on Whalley Road and follow the road towards Whalley and Barrow turning off to the right just by the golf club. Follow the road down into the village of Barrow. Trafford Gardens can be found on the left hand side in the centre of the village.

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

**ENTRANCE HALLWAY:** With PVC external door, laminate wood effect flooring and staircase to the first floor landing:

**LOUNGE:** 4.4m x 3.1m (14'5" x 10'2"); with laminate wood effect flooring.

**DINING KITCHEN:** 4.6m x 3.4m (15' x 11'1"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, gas and electric cooker points, plumbed and drained for an automatic washing machine, single drainer stainless steel sink unit, laminate wood effect flooring and partially-tiled walls.

**UTILITY ROOM:** 2.6m x 1.7m (8'6" x 5'6"); plumbed and drained for an automatic washing machine, understairs storage cupboard and PVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:** With built-in storage cupboard housing combination central heating boiler and attic access point.

**BEDROOM ONE:** 3.8m x 3.4m (12'5" x 11'1").

**BEDROOM TWO:** 3.4m x 3.1m (11' x 10'3"); with built-in wardrobes to one wall.

**BEDROOM THREE:** 2.9m x 1.7m (9'7" x 5'7"); with built-in storage cupboard.

**BATHROOM:** With 3-piece white suite comprising low level w.c., pedestal hand wash basin and a panelled bath with shower mixer taps and vanity screen, partially-tiled walls and extractor fan.





**OUTSIDE:** To the front of the property is a lawned garden area with a pleasant view out over the surrounding green, to the rear of the property is a good-sized low maintenance enclosed garden.

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

**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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**7 Trafford Gardens, Clitheroe**

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