

10 COCKERILL TERRACE
BARROW
BB7 9AU

£174,995



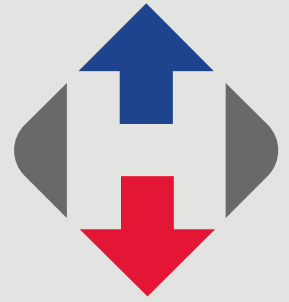
- Stunning garden fronted terrace
- Charming & well-presented
- Living room with open fire
- 2 spacious bedrooms
- Modern 3-piece bathroom
- Fitted dining kitchen & utility
- Gas CH & UPVC double glazing
- 76m² (814 sq ft) approx.

honeywell.co.uk

Situated in the centre of the sought-after Ribble Valley village of Barrow, this charming stonebuilt, garden fronted terrace is presented to a high standard.

The accommodation comprises a spacious lounge with open fire, fitted dining kitchen with solid wood working surfaces and a useful utility room. On the first floor are two good-sized bedrooms along with a recently fitted 3-piece bathroom with a shower.

The property enjoys a garden to the front along with an enclosed rear yard which is paved with flowerbeds and shrubs surrounding.



LOCATION: From our office in Clitheroe follow Castle Street and turn right onto Wellgate and right again onto Lowergate. Follow this road straight over the next two mini roundabouts onto Whalley Road and follow Whalley Road out of Clitheroe. At the set of traffic lights turn right and follow this road down into the village of Barrow. Cockerill Terrace is on the right hand side.

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

ENTRANCE PORCH: With a composite external door and single glazed internal door.

LOUNGE: 4.3m x 4.2m (14'2" x 13'8"); with a feature open fire in surround with tiled hearth, staircase to the first floor landing, television point and telephone point.

DINING KITCHEN: 4.2m x 2.9m (13'9" x 9'7"); with a range of fitted base and matching wall storage cupboards with complementary solid wood work surfaces, ceramic sink unit, gas cooker point, space for a fridge-freezer, low voltage lighting and wall-light point.

UTILITY ROOM: 1.6m x 3.3m (5'2" x 10'10"); with a range of base and matching wall storage cupboards with complementary work surfaces, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, wall-mounted combination boiler, tiled floor, extractor fan and external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 3.6m x 3.2m (11'9" x 10'7"); with fitted wardrobes to one wall.

BEDROOM TWO: 4.2m x 2.1m (13'11" x 6'11"); with built-in storage cupboards.

BATHROOM: With a modern 3-piece suite in white comprising a low level w.c., wash-hand basin and a panelled bath with plumbed shower over and vanity screen, majority tiled walls, built-in storage cupboard, low voltage lighting, heated stainless steel towel rail and extractor fan.





OUTSIDE: To the front of the property is a small, enclosed garden area with stone pathway with flowerbeds and shrubs surrounding. To the rear of the property is an enclosed rear yard which is pebbled with stone paved patio areas, flowerbeds and shrubs surrounding and a timber storage shed.

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

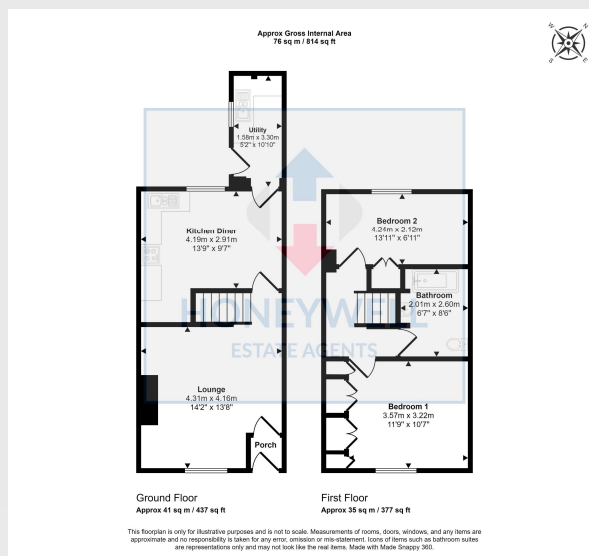
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





10 Cockerill Terrace, Barrow, BB7 9AU
MJ/CJ/101123

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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

HoneywellEstateAgents

HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.