

55 MIDDLE LODGE ROAD
BARROW
BB7 9XS

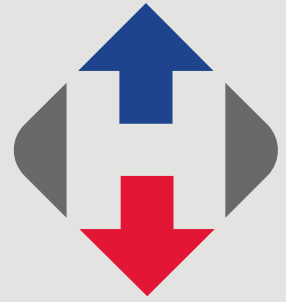
Offers around £425,000



- Stunning detached family home
- Corner plot position
- 4 bedrooms including master en-suite
- Dual aspect living room, study
- Open-plan living kitchen
- Large driveway & garage
- Stunning west-facing rear garden
- 127m² (1,364 sq ft) approx.

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Situated in a stunning corner plot with a large west-facing garden to the rear which is not overlooked, this four bedroom detached family home is presented to an exceptional standard throughout. The accommodation comprises a dual aspect living room with bay window, study, cloakroom, utility room and a stunning open-plan living kitchen with patio doors onto the rear garden and a part-vaulted ceiling. On the first floor are four bedrooms, including a master en-suite, along with a 4-piece house bathroom with separate shower.



The property lies a short distance from both Clitheroe and Whalley which offer a host of amenities and excellent transport links.

LOCATION: Leave Clitheroe on Pendle Road and travel to the roundabout on the A59. Turn right here and head in the direction of Whalley. Follow the road down and at the second roundabout turn right onto the Barrow Brook development. At the next roundabout turn left and then follow the road straight and around to the right hand side. Number 55 is the last house on the left hand side.

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

ENTRANCE HALLWAY: With double glazed composite external door and Karndean flooring.

CLOAKROOM: With a 2-piece suite in white comprising a low level w.c. and pedestal wash-hand basin.

STUDY: 3.3m x 2.0m (10'8" x 6'6"); with telephone point.

LIVING ROOM: 4.9m x 3.4m + square bay window (16'2" x 11'0" + square bay window); a dual aspect room with a large square bay window, television point and telephone point.

SUPERB OPEN-PLAN LIVING KITCHEN:

8.0m x 3.2m (26'2" x 10'4"); with part-vaulted ceiling, double glazed Velux window, French doors onto the rear garden, a range of fitted base and matching wall storage cupboards with granite work surfaces and breakfast bar.

Upgraded appliances including 4-ring induction hob with a stainless steel extractor hood over, built-in Siemens electric oven, built-in Siemens combination microwave and grill. One-and-a-half bowl stainless steel sink unit incorporated into the granite work surface, built-in dishwasher, Karndean flooring, staircase to the first floor landing and understairs storage cupboards.

UTILITY ROOM: 2.1m x 1.8m (7'0" x 5'11"); with a range of fitted base and matching wall storage cupboards, single drainer stainless steel sink unit and Potterton central heating combination boiler housed in a wall unit.





FIRST FLOOR:

LANDING: With built-in storage cupboard.

BEDROOM ONE: 3.5m x 3.2m (11'5" x 10'4"); with fitted wardrobes to one wall.

EN-SUITE SHOWER ROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with plumbed shower.

BEDROOM TWO: 3.6m x 2.6m (11'8" x 8'6"); with built-in wardrobes to one wall.

BEDROOM THREE: 3.2m x 2.5m (10'6" x 8'2"); with telephone point.

BEDROOM FOUR: 3.2m max/2.6 min x 2.1m (10'6" max/8'6" min x 7'0").

HOUSE BATHROOM: With 4-piece white suite comprising low level w.c., pedestal wash-hand basin, panelled bath and separate shower enclosure with plumbed shower. Tiled floor, heated stainless steel towel rail and low voltage lighting.



OUTSIDE: The property is situated in an excellent-sized corner plot with a lawned front garden with flowerbeds. A driveway provides off-road parking for two cars, leading to a DETACHED GARAGE measuring 5.8m x 2.7m (19'0" x 9'0") with power and light points and up-and-over door. A gateway leads to a large majority lawned rear garden with a west-facing aspect, two Indian stone patio areas, flowerbed borders surrounding, power and water points. The property enjoys a particularly enviable position on the estate and is not overlooked to the side or rear.

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 E.

EPC: The energy efficiency rating of the property is B.

VIEWING: By appointment with our office.

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