

11 PAYNTER CLOSE  
BARROW  
BB7 9FA

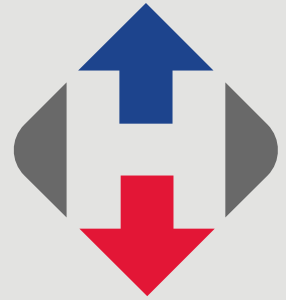
Offer over £250,000



- Well-presented detached family home
- Corner plot position, large garden
- Living rm, dining kitchen, conservatory
- 3 bedrooms, 3-piece shower room
- Separate garage & workshops
- Potential to extend (subject to pp)
- Gas CH & UPVC double glazing
- 79m<sup>2</sup> (855 sq ft) approx.

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Situated in a deceptively good-sized corner plot with gardens to the side and rear, this three bedroom detached property has been maintained and upgraded by the current vendor and would make an excellent family home. The property has the potential to be extended further (subject to the relevant planning permissions) due to the size of the plot. Accommodation comprises an entrance hallway, cloakroom, living room with 'Living Flame' fire, fitted dining kitchen and a conservatory with double doors to the rear garden. On the first floor are three bedrooms and a 3-piece shower room. The property benefits from off-road parking to the front leading to a separate garage with two additional workshop areas.



Barrow lies between Whalley and Clitheroe, with the amenities of both villages a short car journey away. Paynter Close is tucked away in the village on a small cul-de-sac of similar property. The property enjoys an outlook to the rear over a small playing area.

**LOCATION:** Leave Clitheroe on Whalley Road and follow the road along before turning right at the traffic lights and heading down the hill into the village of Barrow. In the centre of the village, pass the Bay Horse public house on the left hand side before turning left onto Washbrook Close and then right onto Paynter Close. Number 11 is in the top left hand corner.

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

**ENTRANCE HALLWAY:** With UPVC external staircase to the first floor landing and electric meter cupboard.

**CLOAKROOM:** With a 2-piece suite comprising a low level w.c. and pedestal wash-hand basin and alarm point.

**LOUNGE:** 4.3m max/3.8m min x 3.8m (14'3" max/12'7" min x 12'7"); with a 'Living Flame' gas fire in a feature surround, television point, telephone point, 2 wall light points and understairs storage cupboard.

**DINING KITCHEN:** 2.8m x 2.5m (15'11" x 9'8"); with a range of fitted base and matching wall storage cupboards with complementary work surface. Built-in electric oven, 4-ring gas hob with extractor over, single drainer stainless steel sink unit, plumbing and drainage for an automatic washing machine, wall-mounted central heating boiler and patio doors to:

**UPVC CONSERVATORY:** 3.0m x 2.9m (9'9" x 9'5"); with laminate wood effect flooring, ceiling lights/fan and UPVC double doors to the rear garden.

**FIRST FLOOR:**

**LANDING:** With built-in storage cupboard housing a hot water cylinder, attic access point to majority boarded attic with lighting and drop-down ladder.

**BEDROOM ONE:** 3.2m x 2.8m (10'7" x 9'2"); with fitted wardrobes to 1 wall and television point.







**BEDROOM TWO:** 2.8m x 2.7m max/2.5m min (9'4" x 9'0" max/8'4" min); with fitted wardrobes to 1 wall.

**BEDROOM THREE:** 2.0m x 2.0m (6'7" x 6'6").

**SHOWER ROOM:** With a 3-piece white suite comprising low level w.c., vanity wash-hand basin and corner shower enclosure with electric shower, fully tiled walls.

**OUTSIDE:** To the front of the property is a driveway providing off-road parking for 2 cars leading to a separate GARAGE measuring 5.2m x 2.6m (16'11" x 8'5") with electric up-and-over door, power and light points, overhead storage, multi-fuel burner and water point. The garage is extended to the rear with a workshop measuring 2.6m x 2.8m max/1.0m min (8'5" x 9'1" max/3'5" min). There is an additional timber workshop to the side of the garage measuring 4.0m x 3.0m (13'3" x 9'9") with power and light points and double doors to the front.

To the side and rear of the property is a good-sized corner plot garden, the majority of which is laid to lawn with a patio area to the rear and flagged pathways. The property is not overlooked to the rear and adjoins a small children's play area.

**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 C.**

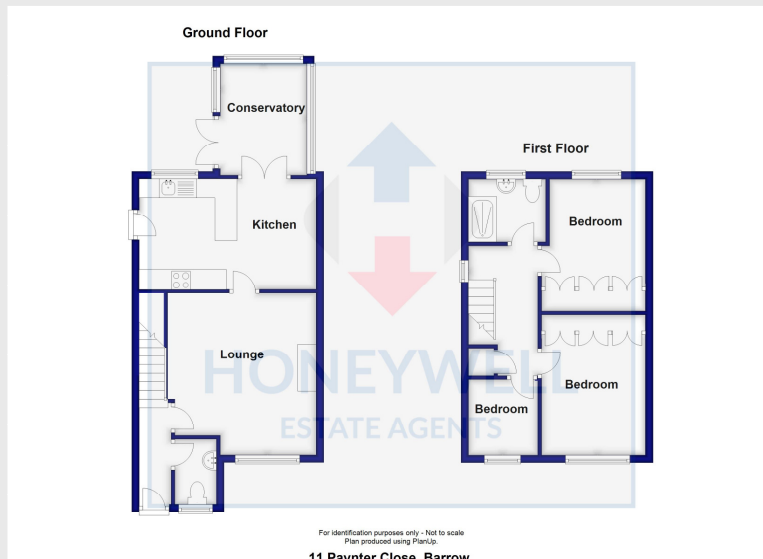
**EPC:** The energy efficiency rating of this property is D.

**TENURE:** Freehold.

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

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11 Paynter Close, Barrow, BB7 9FA  
MJ/CJ/180222

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