



7 Hawthorn Road, Barrow

£279,950 Freehold

THREE BEDROOM SEMI DETACHED HOME IN BARROW Situated within walking distance to Whalley and just a short drive from Clitheroe this home offers easy access to local amenities and country walks where you can take in the local countryside. Constructed in 2021, providing modern living spaces with six years remaining on the NHBC warranty.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Upon entry, the ground floor welcomes you with a hallway with downstairs WC leading to a spacious, light-filled lounge. Finished with tasteful decor, it presents a perfect space for unwinding or setting up a home office space. The nearby kitchen diner provides a generous area with fitted appliances, offering both functionality and a cosy dining spot to enjoy meals. French doors open up into the rear garden which has been recently landscaped providing the opportunity to enjoy both inside and outdoor living.

Moving to the upper level, the landing guides you to three well-proportioned bedrooms. The master bedroom features a sizeable shower en-suite, while the second bedroom accommodates a double bed and the third bedroom offers versatility with space for a dressing area or home office. A three-piece bathroom completes the upper level, ensuring convenience for daily routines.

Externally, the property boasts a private position with driveway parking for two adjacent cars for easy access. The rear garden has recently been landscaped and offers a sizable space to enjoy, add garden rooms or even extend in the future



Hallway

Vinyl flooring, stairs to first floor

Lounge

Carpet flooring, panel radiator, two UPVC double glazed windows

Kitchen Diner

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, induction hob, integral oven, integrated fridge freezer, integrated dishwasher, plumbed for washing machine, under stairs storage, vinyl flooring, panel radiator, UPVC double glazed window and French doors to garden

Landing

Carpet flooring, storage cupboard

Bedroom 1

Carpet flooring, panel radiator, UPVC double glazed window

En Suite

Three piece suite with shower, wc and sink, vinyl flooring, panel radiator, UPVC double glazed frosted window

Bedroom 2

Carpet flooring, panel radiator, UPVC double glazed window

Bedroom 3

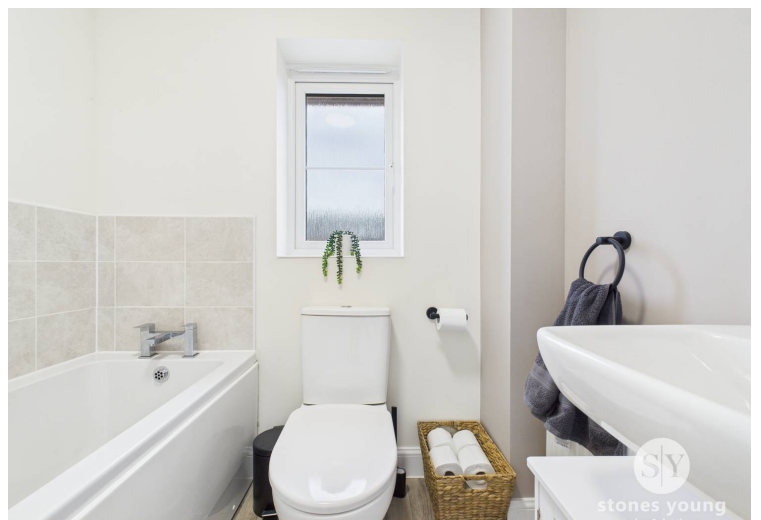
Carpet flooring, panel radiator, UPVC double glazed window

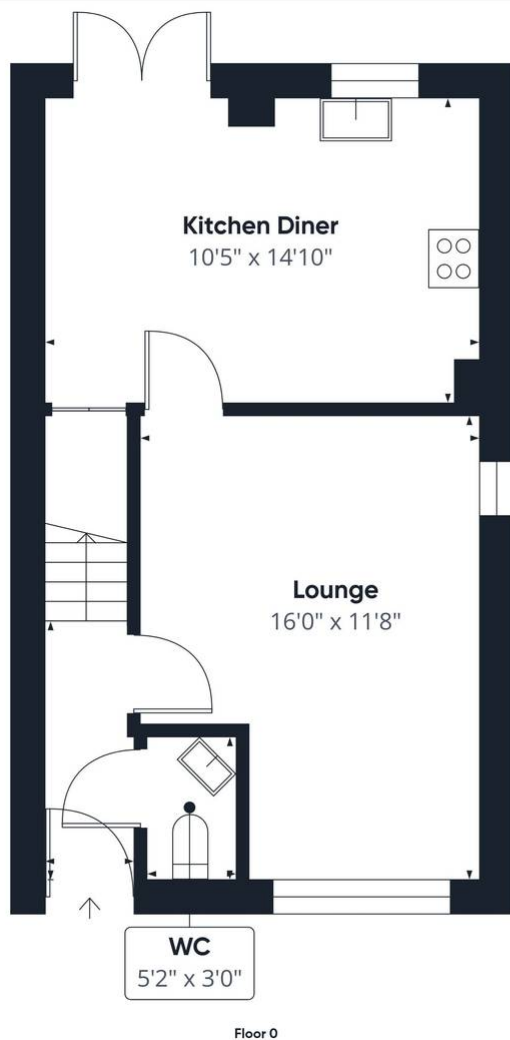
Bathroom

Three piece suite with bath, wc and sink, vinyl flooring, panel radiator, UPVC double glazed frosted window

WC

Two piece suite with wc and sink, vinyl flooring, panel radiator





Approximate total area⁽¹⁾
755 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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