

6 OLD ROW
BARROW
CLITHEROE
BB7 9AZ



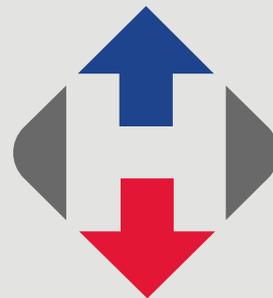
£205,000



- A charming stone terrace cottage
- Two bedrooms, bath with shower
- Lounge with multi fuel burner
- Conservatory, rear garden
- Large cellar room
- Full of character and charm
- Gas CH & DG
- 91 m2 (983 sq ft) approx.

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Situated at the centre of the sought after Ribble Valley village of Barrow, this stone built mid terrace cottage offers plenty of space and character with open beams in the bedroom and exposed stone walls. The property benefits from a large cellar room with power and lighting, a conservatory and a good size cottage garden. Additional accommodation comprises a lounge with multi fuel burner, fitted kitchen, two bedrooms and a bathroom with an electric shower.



Barrow enjoys village amenities with shops and services a short walk away, along with The Eagle bar and restaurant and Bay Horse public house. Whalley and Clitheroe offer a host of amenities and are just a short journey away.

LOCATION: Leave Clitheroe on Whalley Road following the road all the way out of town until getting to the set of traffic lights. Turn right here and follow the road down into the village. Old Row lies on this road on the left hand side just before the Bay Horse.

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

ENTRANCE PORCH: with solid external door, tiled flooring, low voltage lighting.

LOUNGE: 4.7m x 4.1m (15'5" x 13'4"); with a multi-fuel burner set on a stone hearth in stone surround with wooden mantle over. Television and telephone points, gas and electric meters. One wall light point, wooden flooring.

KITCHEN: 4.7m x 2.8m (15'5" x 9'1"); with a range of fitted base and matching wall storage cupboards with complimentary working surfaces, built-in electric oven, four ring gas hob with a stainless steel extractor over, single drainer stainless steel sink unit, laminate wood effect

flooring, plumbed for an automatic dishwasher. Staircase down to the cellar. Staircase to the first floor landing.

CONSERVATORY/SUNROOM: 2.5m x 2.5m (8'1" x 8'3"); with tiled flooring and UPVC French doors to the rear garden.

FIRST FLOOR:

LANDING: with exposed stone walls and exposed beams.

BEDROOM ONE: 4.3m x 3.1m (14'1" x 10'1"); with exposed beams, television point.

BEDROOM TWO: 2.4m x 3.8m (8'0" x 12'4"); with built-in storage cupboard housing hot water cylinder.

BATHROOM: with a 3-piece suite in white comprising a low level W.C pedestal handwash basin and a panelled bath with electric shower over and vanity screen. Partially tiled walls, tiled floor, exposed beams.





CELLAR ROOM: stone steps down, power and lighting points, central heating boiler, plumbed and drained for an automatic washing machine, built-in storage.

OUTSIDE: To the rear of the property is a good-sized majority lawned garden with paved patio area and raised beds and an access to the rear around the terrace.

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

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

TENURE: Leasehold

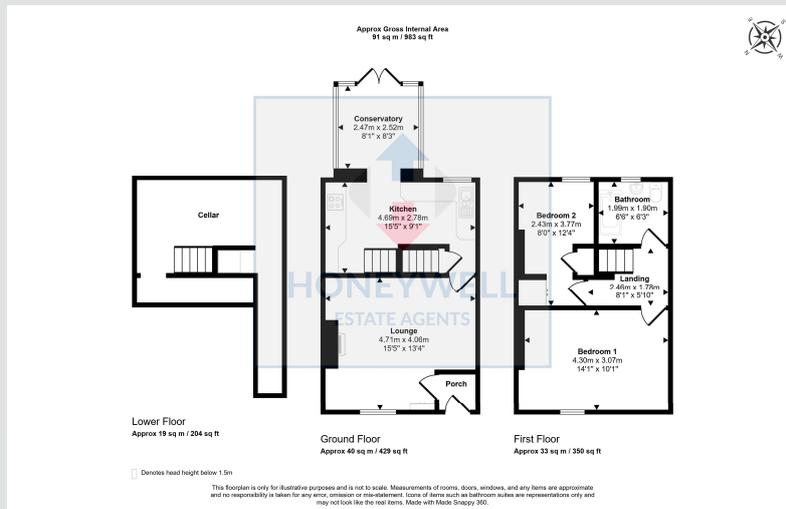
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VIEWING: By appointment with our office.

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