

7 Old Row, Barrow

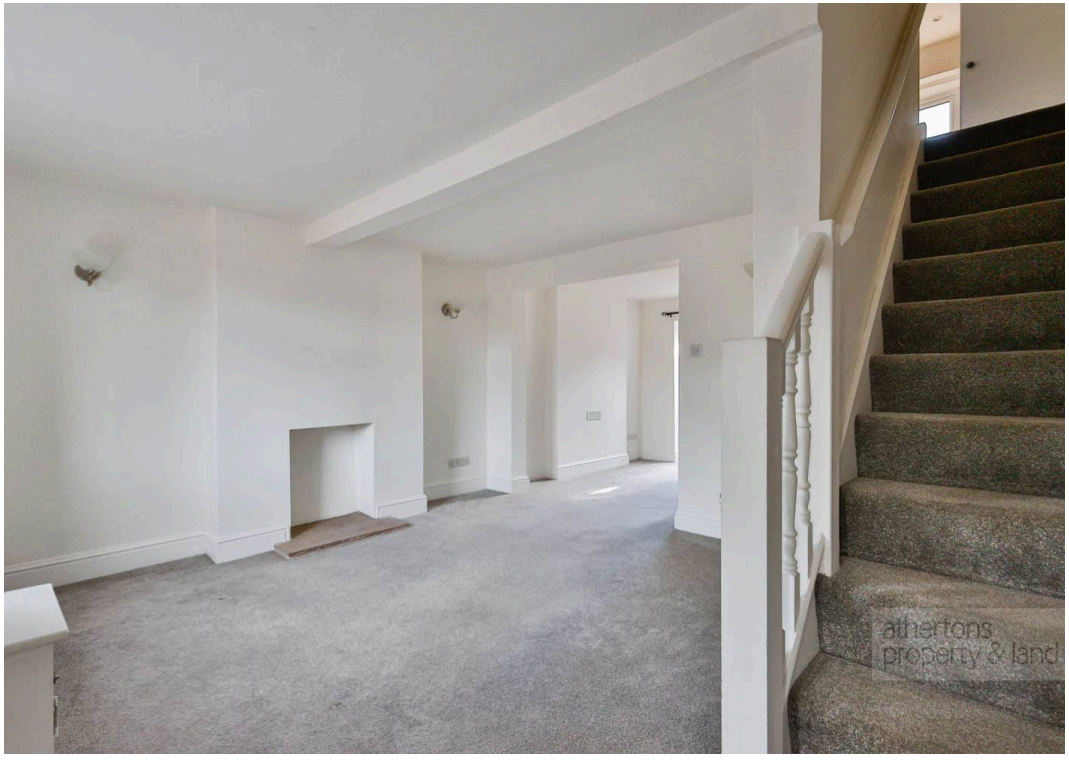
Offers Over £200,000

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This charming Victorian terraced property, dating back to the 1800s, offers spacious accommodation arranged over two floors, combining period character with a number of practical improvements. Situated in Barrow, within the Ribble Valley, the property benefits from two well-proportioned reception rooms, a spacious kitchen, two double bedrooms and a generous rear garden, making it an appealing home for a range of buyers.

The entrance opens into the living room, a perfect blank canvas featuring a decorative fireplace and a staircase leading to the first floor. The room opens through to the adjoining dining/reception room, which also features French doors overlooking the rear garden. This second reception room also provides access (under the carpet) to a cellar with stone steps which is full size of the back room with floor hatch access. With an under floor hallway to the front door.

The kitchen is bright and spacious, fitted with a range of base and wall units complemented by granite-effect worktops and tiled splashbacks. Further features include a stainless steel sink and drainer, space for a fridge freezer and oven, tile-effect lino flooring, and French doors opening onto the rear garden, allowing natural light to fill the room and providing convenient access outside.

To the first floor, there are two spacious double bedrooms, with the principal bedroom enjoying a particularly generous layout. The bathroom is fitted with a WC, vanity wash basin and a bath with an overhead shower, together with partially tiled walls and attractive herringbone-effect flooring.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C(73).

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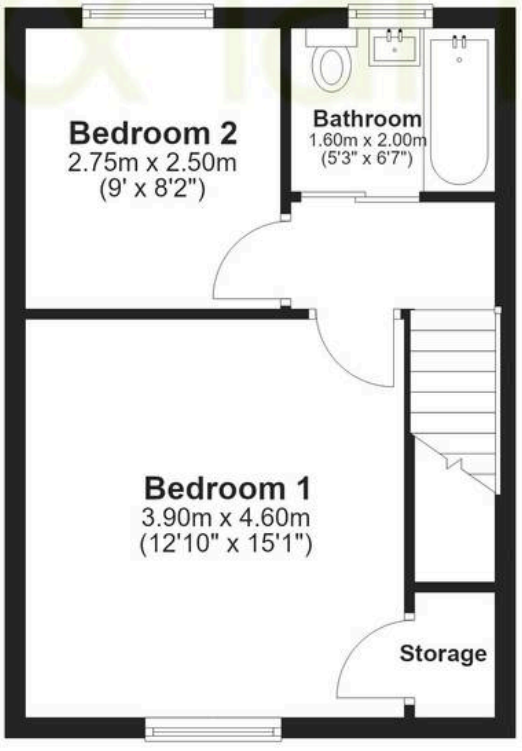
Ground Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



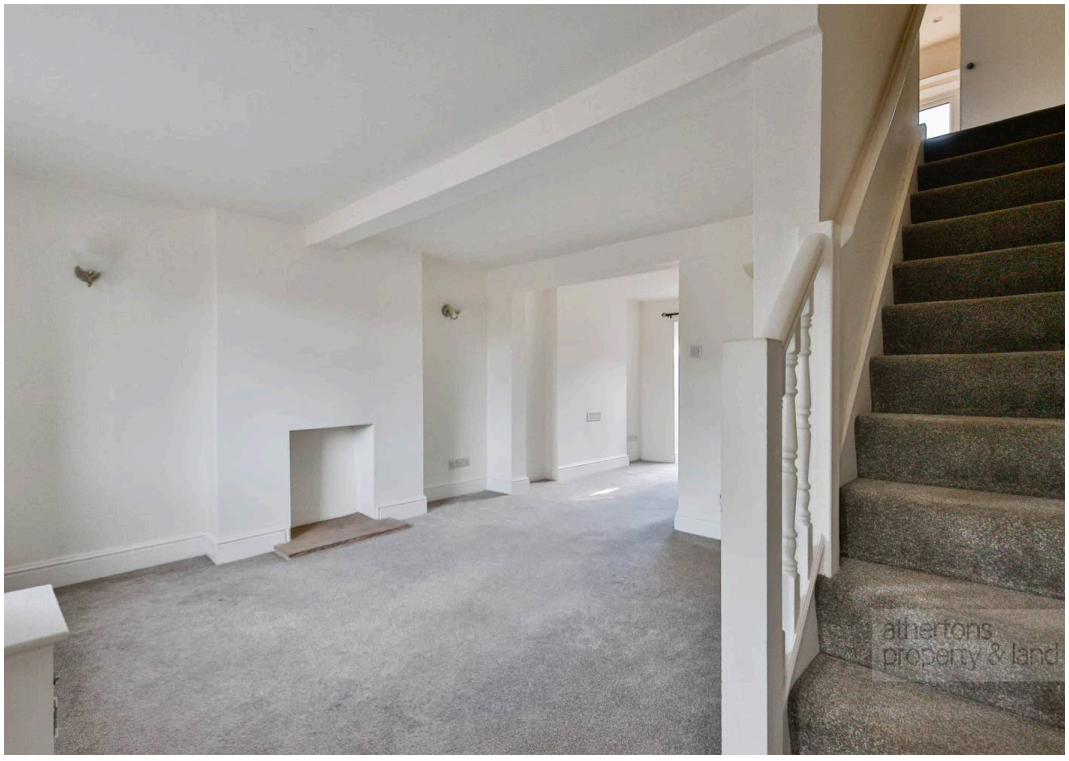
First Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



Total area: approx. 75.5 sq. metres (812.2 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
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7 Old Row

Barrow, Clitheroe

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Externally, the property benefits from a spacious, fully flagged rear garden, finished with Indian stone paving and providing a generous area for outdoor seating and entertaining. A pathway offers access around the back of the property, adding to the practicality of the outside space.

A number of improvements have been carried out over the years, including a kitchen extension approximately 12 years ago, updated electrics and plumbing, and an annual boiler service. The roof has been reinsulated, the chimney repointed and the stonework repointed, with the property also benefiting from external re-rendering at the rear.

Offered freehold and chain free, the property presents an opportunity for buyers seeking a characterful period home with generous accommodation and scope to personalise further if desired.

- Perfect blank canvas to put your own stamp on
- Thoughtfully maintained by current owners
- Brilliant location for schools, transport links and amenities
- Chain free
- Generously sized rear garden
- Fabulous home for first-time buyers, couples and downsizers


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