



*17 Northacre Drive  
Barrow  
Offers in The Region of: £299,950*







## 17 Northacre Drive, Barrow

*An immaculately presented three-bedroom detached property located on a private cul de sac in the highly sought-after location of Barrow.*

*Briefly comprising, entrance hall, light filled lounge, kitchen/dining room and downstairs WC on the ground floor, along with a master bedroom with en suite shower room, two further bedrooms and family bathroom on the first floor. Externally the property benefits from a private drive allowing parking for three vehicles, a single garage and attractive front and rear gardens.*



### ENTRANCE HALL

A composite entrance door opens into the welcoming entrance hall, briefly comprising, first floor balustrade staircase, radiator, vinyl flooring, and ceiling light point.

### DOWNSTAIRS WC

The downstairs WC with UPVC double glazed frosted window, briefly comprises, ceramic wash hand basin with chrome mixer tap, low level WC, ceramic floor tiles, and ceiling light point.

### LOUNGE

A well-presented light filled lounge with UPVC double glazed square oriel window overlooking the front of the property, briefly comprising, two radiators, carpeted flooring, and ceiling light point.

### KITCHEN/DINING ROOM

The kitchen/dining room with UPVC French doors allowing access out to the attractive rear garden, briefly comprising, fully fitted kitchen with a range of white gloss base and wall mounted units with complementary laminate work surfaces, Carron sink with drainer and chrome mixer tap, a range of Bosch integrated appliances, comprising, electric oven, four ring electric hob, and stainless steel overhead extractor, Montpellier fridge freezer, radiator, ceramic floor tiles, and white ceiling spotlights. The utility area, briefly comprises, white gloss base and wall mounted unit, with laminate work surface, ceramic floor tiles, and ceiling light point. The properties Potterton combination boiler is neatly housed in the wall mounted kitchen units.

### MASTER BEDROOM WITH EN SUITE SHOWER ROOM

A spacious bright double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, fitted sliding mirror wardrobe, radiator, carpeted flooring, and ceiling light point. The en suite shower room with UPVC double glazed frosted window, briefly comprises, shower enclosure with chrome thermostatic shower, pedestal sink with chrome mixer tap, low level WC, radiator, vinyl flooring, and ceiling light point.

### BEDROOM TWO

A well-presented bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

### BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

### BATHROOM

A spacious modern bathroom, briefly comprising, panelled bath with chrome mixer tap, and shower attachment, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, radiator, vinyl flooring and ceiling light point.

### EXTERNAL

Externally the property benefits from a private tarmac drive allowing parking for three vehicles, a single garage and attractive front and rear gardens.

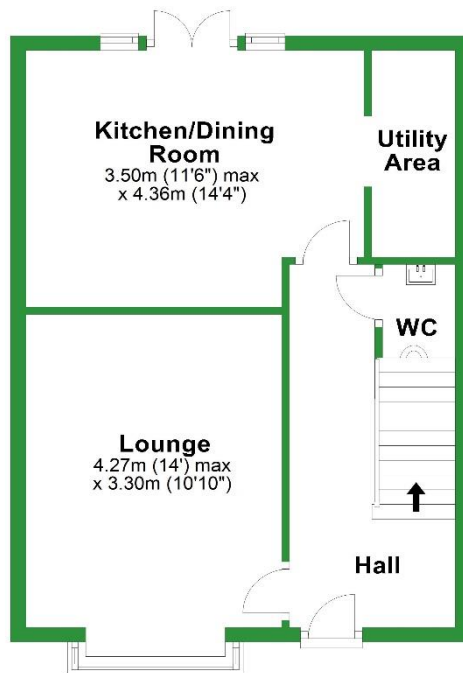
### ADDITIONAL INFORMATION

There is an annual management fee of approximately £113 per annum.



## Ground Floor

Approx. 44.0 sq. metres (473.2 sq. feet)

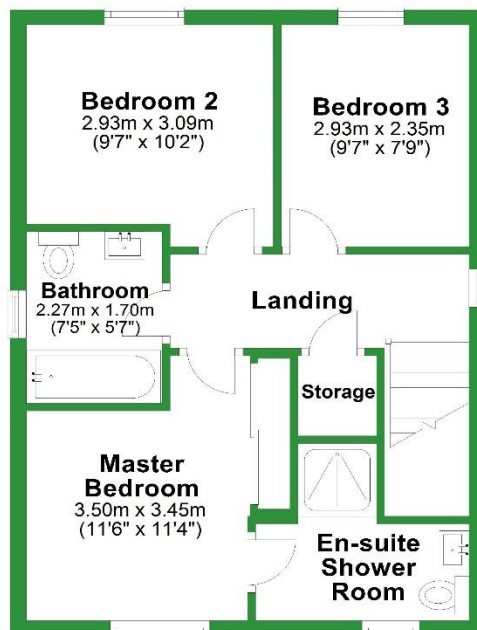


Total area: approx. 87.6 sq. metres (942.5 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## First Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



## VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

## OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

