



*15 Trafford Gardens
Barrow
Offers In The Region Of: £ 139,950*





15 Trafford Gardens, Barrow

A two-bedroom plus loft room semi-detached property located in a popular residential area in Barrow, conveniently situated for local amenities, transport links and schools. The property has fantastic potential for extension and improvement to create a stunning family home.

The accommodation, briefly comprises, entrance porch, hall, lounge, dining room, and kitchen, on the ground floor, two bedrooms and bathroom on the first floor, along with a loft room on the second floor.

The property benefits from plenty of outdoor space with front, rear, and side gardens.



ENTRANCE PORCH

A UPVC part glazed doors opens into the entrance porch with UPVC double glazed window, briefly comprises, dado rail, covered radiator, ceramic tiled flooring, and ceiling light point.

HALL

The hall briefly comprises, first floor staircase, carpeted flooring, and ceiling light point.

LOUNGE

The lounge with large UPVC double glazed window overlooking the front of the property, briefly comprising, wooden fire surround with ceramic tile hearth and living flame gas fire, covered radiator, carpeted flooring, and ceiling light point. The lounge allows access into the dining room via wooden French doors.

DINING ROOM

The dining room with UPVC French doors allowing access out to the rear garden, briefly comprising, built wooden dresser and display shelves, covered radiator, carpeted flooring, and ceiling light point.

KITCHEN

The kitchen with two UPVC double glazed windows, briefly comprises, a range of base and wall mounted units with complementary laminate work surfaces, ceramic tile splash backs, stainless steel sink with chrome taps, space for a freestanding cooker and fridge freezer, space and plumbing for a washing machine and tumble dryer, Worcester combination boiler, radiator, laminate flooring, and four ceiling light points. The kitchen allows access out to the side of the property via a UPVC part glazed door.

BEDROOM ONE

A double bedroom with two UPVC double glazed windows overlooking the front of the property, briefly comprising, built in wardrobes, dressing table, and headboard incorporating bedside cabinets, covered radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

A double bedroom with UPVC double glazed window, briefly comprising, built in wooden wardrobe, built in storage cupboard, covered radiator, laminate flooring, and ceiling light point.

LOFT ROOM

Accessed from bedroom one, via a standard sized staircase, the loft room with UPVC double glazed window overlooking the side of the property, briefly comprises, eaves storage cupboard and built-in eaves storage shelves, carpeted flooring, and two ceiling light points.

BATHROOM

The bathroom with small UPVC double glazed frosted window, briefly comprises, panelled bath with chrome taps, and chrome thermostatic shower over, pedestal sink with chrome taps, low level WC, ceramic wall tiles, covered radiator, laminate flooring, and ceiling light point.

EXTERNAL

The property benefits from plenty of outdoor space with front, rear, and side gardens.

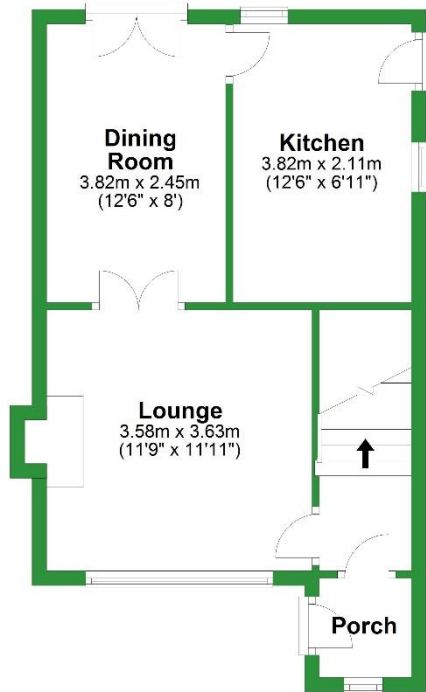
ADDITIONAL INFORMATION

The property has had a new roof installed in the last twelve months.



Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



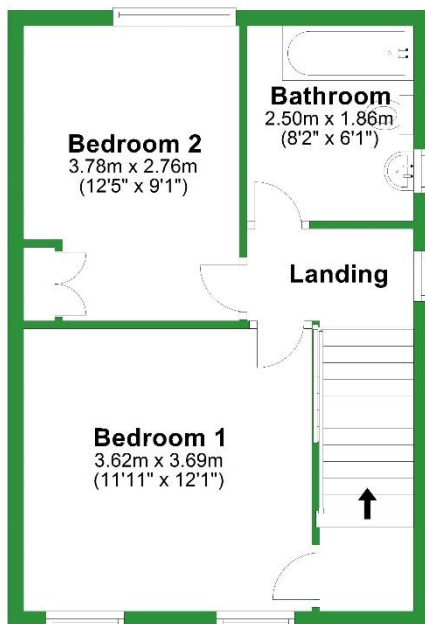
Total area: approx. 90.3 sq. metres (972.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

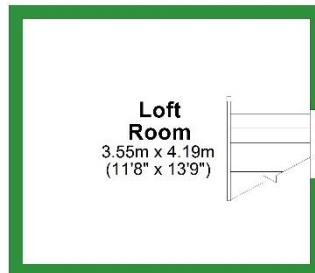
First Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Second Floor

Approx. 14.9 sq. metres (160.0 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.

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