



stones young



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7 Middle Lodge Road, Barrow

£340,000 Freehold

Stunning three-bed semi with stylish interiors on three floors, en-suite, modern kitchen diner, garage, EV charger, driveway, gardens, near schools and amenities, great Ribble Valley location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This stunning three-bedroom semi-detached home offers an impressive and superbly appointed interior arranged over three floors, ideal for modern family living. The ground floor features a welcoming lounge and an attractive, light-filled kitchen diner, creating a perfect space for relaxation and entertaining. Upstairs, the property boasts three well-proportioned bedrooms, including a principal suite with a stylish en-suite shower room, complemented by a superb three-piece family shower room. The home is finished to a high standard throughout, blending contemporary design with practical features. Additional benefits include gas central heating, double glazing, and ample storage solutions. The property is situated within walking distance of local amenities and Barrow School, making it a convenient choice for families. With a central Ribble Valley location, residents enjoy easy access to the A59 and the nearby market town of Clitheroe, offering an excellent balance of village charm and connectivity.

Externally, the home is set back behind a neat front garden. A side tarmac driveway provides private parking for three cars and includes an EV charging point for added convenience. The detached single garage is fitted with a uPVC front opening door with utility area and also features a fully boarded loft area

with drop-down ladder access, offering excellent storage potential. The attractive rear garden is laid to lawn and complemented by a stone-flagged patio area, perfect for outdoor dining. Additional features include a rear timber-decked patio, and an enclosed storage area to the rear of the garage. The garden is enclosed by privacy fencing and accessed via a side gate, providing a safe and secure environment for children and pets. This superb outside space completes the appeal of this beautifully presented home.

- Stunning Semi-Detached Home
- Impressive Superbly Appointed Interior Over 3 Floors
- Lounge & Attractive Light Filled Kitchen Diner
- 3 Bedrooms; Superb 3-pce Shower Room & En-suite
- Excellent Garden Areas With Lawn & Patio Areas
- Garage With Loft Storage & 3-Car Driveway; Tax Band C
- Walking Distance To Amenities & Barrow School
- Central Ribble Valley Location with Easy Access to the A59 & Clitheroe



Entrance Hallway

Double glazed front door, stairs to first floor, panel radiator.

Lounge

uPVC double glazed window with fitted blind with remote control, media wall with electric stove and wood beam, wood style flooring, TV point, panel radiator, glazed bi-folding doors to kitchen, understairs storage cupboard.

Dining Kitchen

Modern cream fitted kitchen with an arrangement of wall, base and drawer units, contrasting laminate worktops and upstands, sink drainer unit with mixer tap, plumbing for washing machine, integrated dishwasher, fridge freezer, eye level double electric oven and grill, 4-ring ceramic hob with stainless steel splash back and extractor canopy filter over, wine rack, under unit lighting, wood style flooring, panel radiators, rear external double glazed door, uPVC double glazed windows and skylights with fitted blind with remote control, recessed spotlighting, cupboard housing gas central heating boiler.

Cloakroom

Modern 2-pce white suite, low level w.c., half pedestal wash basin with mixer tap, panel radiator, wood style flooring, extractor fan.

Landing

Wood spindle balustrade, panel radiator, uPVC double glazed window, staircase to second floor.

Bedroom Two

Double room, carpet flooring, fitted wardrobes, over head cupboards and bedside cabinets, storage cupboard also housing hot water cylinder, uPVC double glazed window with fitted blind with remote control, panel radiator, TV point.

Bedroom Three/Dressing Room

Carpet flooring, uPVC double glazed window, fitted blind with remote control, fitted wardrobes to one wall, panel radiator, dressing table with fitted drawer units.

Shower Room

Modern 3-pce suite, spacious double shower enclosure with thermostatic shower and aqua panelled walls, low level w.c., half pedestal wash basin with mixer tap, chrome ladder style radiator, wood style flooring, part tiled walls, uPVC double glazed window, extractor fan, recessed spotlighting.

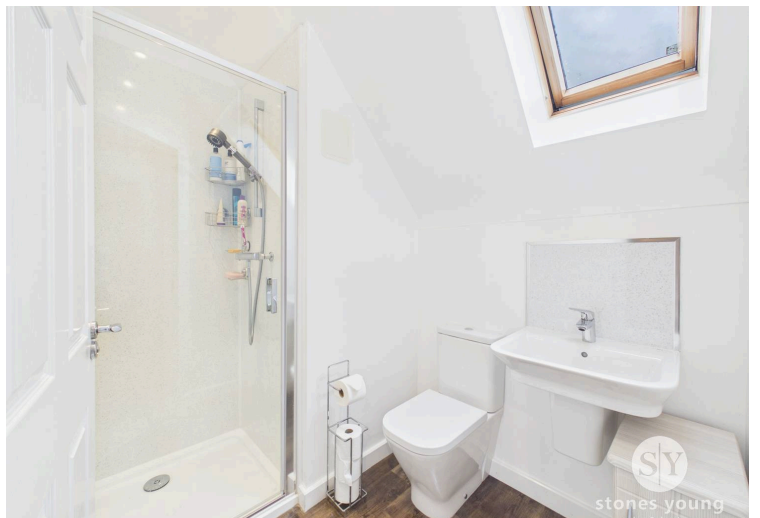
Second Floor landing

Bedroom One

Excellent master double bedroom with fitted mirrored wardrobes and attractive fitted furniture with drawers, dressing table and bedside drawer units, panel radiator, uPVC double glazed window with fitted blind with remote control with an elevated aspect, loft access point.

En-suite Shower Room

Modern 3-pce white suite, shower enclosure with thermostatic shower with aqua panelled wall, ladder style radiator, low level w.c., half pedestal wash basin with mixer tap, wood style flooring, velux window, recessed spotlighting, extractor fan.





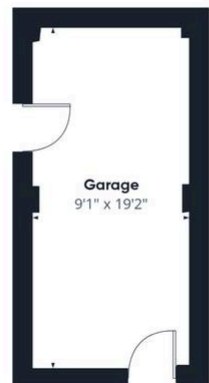
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area^m
1025 ft²
Reduced headroom
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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