

# The Hale

Whalley Road, Barrow Brooks, Barrow

**Offers in the Region of: £407,500**



**Pendle Hill  
Properties**



The Hale, Barrow

## £407,500 Offers in the Region of

A new build three-bedroom detached property with stunning landscape views to the front briefly comprises a lounge, kitchen/dining room, utility with wc, master bedroom with ensuite, two further bedrooms, bathroom, rear garden, driveway, and garage.



## LOUNGE

A spacious lounge with a large, double-glazed window overlooking the front of the property briefly comprises carpeted flooring, radiators, and ceiling light point.

## KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, integrated fridge/freezer, oven, dishwasher, stainless steel sink with mixer tap, ceiling light point, Amtico flooring, and upvc patio doors to the rear.

The open plan dining room briefly comprises Amtico flooring, radiator, ceiling light point, and a double-glazed window to the rear.

## UTILITY ROOM WITH WC

Located to the rear briefly comprising a laminate worktop, space for a washing machine/dryer, Amtico flooring, radiator, ceiling light point, and a double-glazed window to the rear.

The wc briefly comprises a low-level wc, pedestal sink, radiator, ceiling light point, and Amtico flooring.

## MASTER BEDROOM WITH ENSUITE

A spacious double bedroom located on the first floor with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, radiator, and ceiling light point.

The ensuite briefly comprises a walk-in shower cubicle, low-level wc, pedestal sink, tiled flooring, radiator, ceiling light point, and a frosted window.

## BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises carpeted flooring, radiator, and ceiling light point.

## BATHROOM

A family bathroom briefly comprising a bath with shower attachment, low-level wc, pedestal sink, radiator, tiled flooring, ceiling light point, and a frosted window.

## BEDROOM THREE

The third bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

## EXTERNAL

To the rear is a fenced-in garden boasting a lawn-filled garden, and patio.

The front of the property boasts a multi-vehicle driveway, EV charging point, and access into the garage.

## ADDITIONAL INFORMATION

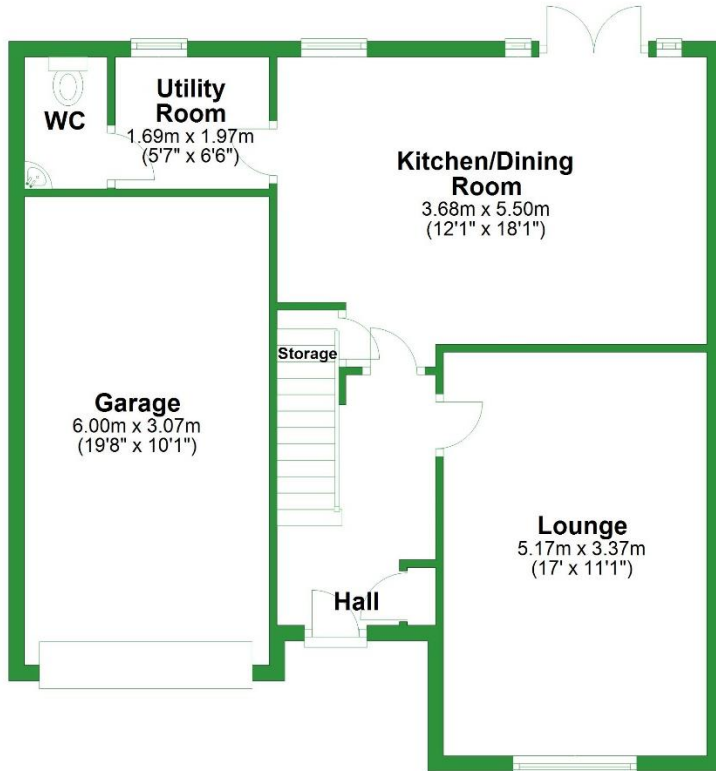
Tenure = Freehold

Council Tax Band = tbc



## Ground Floor

Approx. 75.3 sq. metres (810.8 sq. feet)

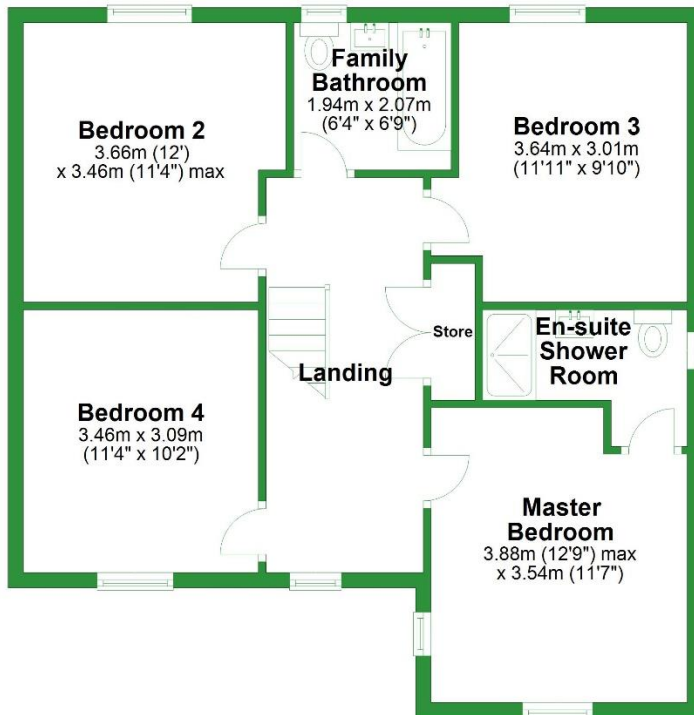


Total area: approx. 144.2 sq. metres (1552.6 sq. feet)

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

## First Floor

Approx. 68.9 sq. metres (741.8 sq. feet)



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.



**Pendle Hill  
Properties**

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