



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hawthorne Close, Barrowford, BB9 6RP

Offers Over £380,000

AN EXQUISITE DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and neutral interiors, this idyllic four bedroom detached property is being proudly welcomed to the market in the desirable location of Barrowford on a quiet cul de sac. With an integral double garage, two bathrooms, double driveway and no chain delay, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Colne, Burnley, The Ribble Valley and major motorway links. With fitted wardrobes to all four bedrooms, beautifully presented gardens and stunning woodland and hill views, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious dining room, contemporary fitted kitchen diner, WC, integral double garage and houses a staircase to the first floor. The kitchen leads on to a utility room whilst the dining room provides access on to a reception room. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding and mature shrubs. To the front there is a laid to lawn garden with paving, bedding, mature shrubs, double driveway and access on to the garage.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Hawthorne Close, Barrowford, BB9 6RP

Offers Over £380,000

 4  2  2  C

- Impressive Detached Property
- Abundance of Living Space
- Off Road Parking and Double Garage
- EPC Rating C
- Four Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hall

11'0 x 6'0 (3.35m x 1.83m)

Everest UPVC double glazed frosted front door, central heating radiator, coving, wood effect Karndean flooring, doors leading to dining room, kitchen, WC, UPVC door to double garage and stairs to first floor.

WC

7'0 x 5'4 (2.13m x 1.63m)

Everest UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled elevations and wood effect Karndean flooring.

Double Garage

16'8 x 16'4 (5.08m x 4.98m)

Power, lighting, British Gas boiler, loft access for storage, Everest electric up and over garage door and UPVC door to rear.

Kitchen

14'8 x 10'9 (4.47m x 3.28m)

Two UPVC double glazed Everest windows, central heating radiator, spotlights, range of cream matte wall and base units with granite effect work surfaces, granite sink with mixer tap, integrated high rise double Neff oven, four ring gas hob and extractor hood, integrated fridge, television point, tiled flooring and door to utility.

Utility

10'9 x 4'7 (3.28m x 1.40m)

Everest UPVC double glazed window, central heating radiator, range of matte wall and base units with granite effect work surfaces, plumbing for washing machine, space for dryer, integrated dishwasher, space for fridge freezer, tiled flooring and UPVC double glazed door to rear.

Dining Room

12'2 x 11'8 (3.71m x 3.56m)

Central heating radiator, coving, double doors to reception room and UPVC double glazed sliding door to rear.

Reception Room

19'8 x 12'2 (5.99m x 3.71m)

Everest UPVC double glazed window, Everest UPVC double glazed inset box window, central heating radiator, coving, three feature wall lights, gas fire with tiled hearth and surround and television point.

First Floor

Landing

14'10 x 10'2 (4.52m x 3.10m)

Three Everest double glazed windows, central heating radiator, coving, smoke detector, ladder access to fully boarded loft, integrated airing cupboard with water tank, doors leading to four bedrooms and family bathroom.

Bedroom One

14'1 x 10'10 (4.29m x 3.30m)

Everest UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

En Suite

8'4 x 5'4 (2.54m x 1.63m)

Everest UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed shower, tiled elevations, PVC to ceiling, spotlights and tiled flooring.

Bedroom Two

13'0 x 9'2 (3.96m x 2.79m)

Everest UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Three

10'2 x 9'1 (3.10m x 2.77m)

Everest UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Four

12'2 x 7'11 (3.71m x 2.41m)

Everest UPVC double glazed window, central heating radiator, coving, fitted wardrobe and desk.

Bathroom

8'4 x 5'5 (2.54m x 1.65m)

Everest UPVC double glazed frosted window, central heated towel rail, tiled panel bath with mixer tap and overhead direct feed shower, wall mounted wash basin with mixer tap, dual flush W/C, tiled elevations, PVC to ceiling, spotlights and tiled flooring.

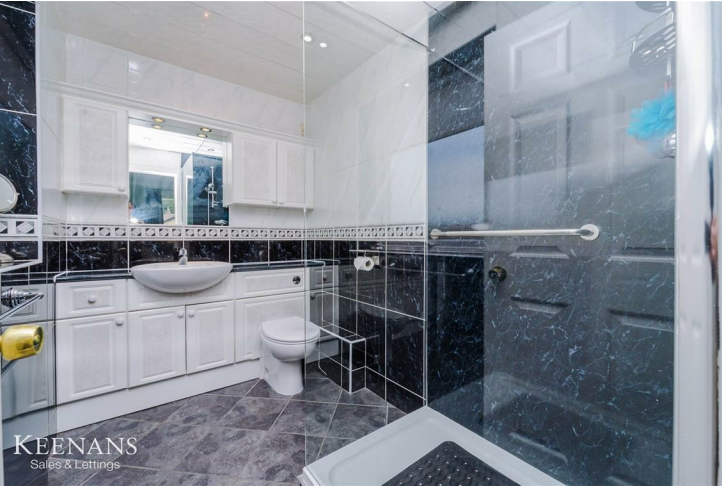
External

Rear

Laid to lawn garden with paving, bedding areas and mature shrubbery.

Front

Laid to lawn garden with paving, bedding areas, mature shrubbery, tarmac driveway and access to double garage.



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