



Hilton &
Horsfall

BB9 6AD

Barleydale Road, Barrowford

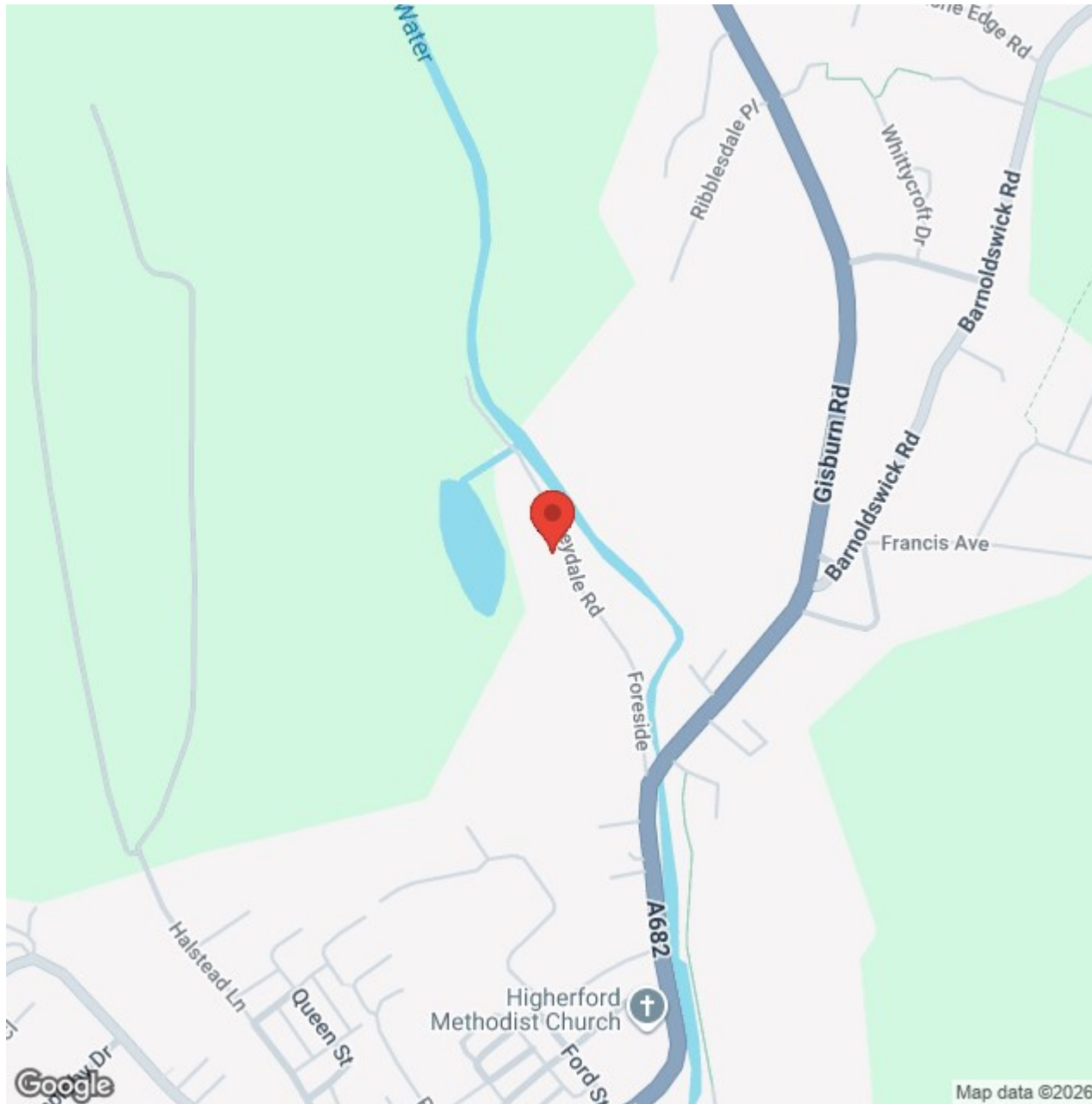
Offers In The Region Of £564,950

- Detached Family Home
- Four Double Bedrooms
- Three Bathrooms & Ground Floor W.C
- Idyllic Location
- Beautiful Enclosed Rear Garden

This impressive detached family home offers spacious and stylish accommodation throughout, perfect for modern living. The ground floor features a stunning dining kitchen with high-quality finishes, a snug room, a generous living room, a contemporary ground floor W.C, and a welcoming entrance hallway that sets the tone for the rest of the property.

Upstairs, you'll find four well-proportioned double bedrooms, two of which benefit from their own en-suite shower rooms, alongside a stylish family bathroom suite. Immaculately presented and thoughtfully designed throughout. Situated in a highly sought-after residential area of Barrowford, this property enjoys the perfect blend of peaceful surroundings and convenient amenities.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with oak wood flooring, 2x wall lights, 1x central heating radiator, smoke detector, under stairs storage cupboard, CCTV, recessed LED spotlights and an open balustrade staircase to the first floor / landing.

LIVING ROOM 23'7" x 13'7" (7.19 x 4.15m)

A family sized living room with oak wood flooring, space for settees, television point, stone feature fireplace with log burner set within, 2x wall lighting, wood frame windows to the front elevation and uPVC double glazed patio doors to the rear elevation.

SNUG ROOM 14'4" x 10'5" (4.38m x 3.18m)

A cosy snug with space for settees, oak wood flooring, television point, fitted projector and cinema screen and uPVC double glazed patio doors to the front elevation.

KITCHEN DINER

Offering a range of fitted wall and base units with contrasting worktops, oak wood flooring, tiled splash back, integrated NEFF oven / grill, integrated NEFF microwave, 5 ring induction hob with chrome extractor hood above, space for a freestanding American fridge / freezer, plumbing for a washing machine, space for a tumble dryer, Aga cooker, inset sink with chrome mixer tap, integrated fridge/freezer, integrated bin storage and dishwasher. There is also space for a dining table and chairs, 1x central heating radiator, recessed LED spotlights, CCTV, wood frame windows to the front and rear elevation and stable style door to the rear garden.

GROUND FLOOR W.C

Comprising of: oak wood flooring, push button w.c, wash basin on vanity unit with chrome mixer tap, part tiled splash back, integrated storage and wood frame stable style door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing there is oak wood flooring, nook area with space for a desk and chair, loft hatch with retractable ladder and wood frame window to the rear elevation.

BEDROOM ONE 13'9" x 10'4" (4.21m x 3.16m)

A bedroom of double proportions with integrated mirrored wardrobes, space for drawers, 1x central heating radiator, recessed LED spotlights, and wood frame window to the front elevation.

EN-SUITE

A stunning five piece en-suite comprising of: fully tiled flooring and walls, shower cubicle, his n hers vanity sink with chrome mixer tap, low level w.c, bidet, Sanispa jacuzzi bathtub, heated chrome towel rack, recessed LED spotlights and wood frame window to the rear elevation.

BEDROOM TWO 10'6" x 14'4" (3.21m x 4.37m)

Another bedroom of double proportions with 2x doors to storage / wardrobe space, 1x central heating radiator, television point, door to en-suite and wood frame window to the front elevation.

EN-SUITE

A modern three piece en-suite shower room comprising of: fully tiled flooring and walls, shower cubicle with rainfall shower head, low level w.c, sink in vanity unit with chrome mixer tap, heated towel rack, recessed LED spotlights and wood frame window to the front elevation.

BEDROOM THREE 9'11" x 11'8" (3.04m x 3.56m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, television point and wood frame window to the front elevation.

BEDROOM FOUR 9'6" x 14'0" (2.90m x 4.28m)

Yet again a bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and wood frame windows to the rear elevation.

FAMILY BATHROOM

A stunning four piece family bathroom suite comprising of: tiled flooring, part tiled splash back, freestanding roll top bath with chrome mixer tap and handheld shower attachment, shower cubicle with rainfall shower head, 1x cast iron radiator with chrome towel rack, low level w.c, sink in vanity unit, recessed LED spotlights, ceiling coving, storage cupboard and wood frame window to the rear elevation.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/BarleydaleRoad-bford>

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement

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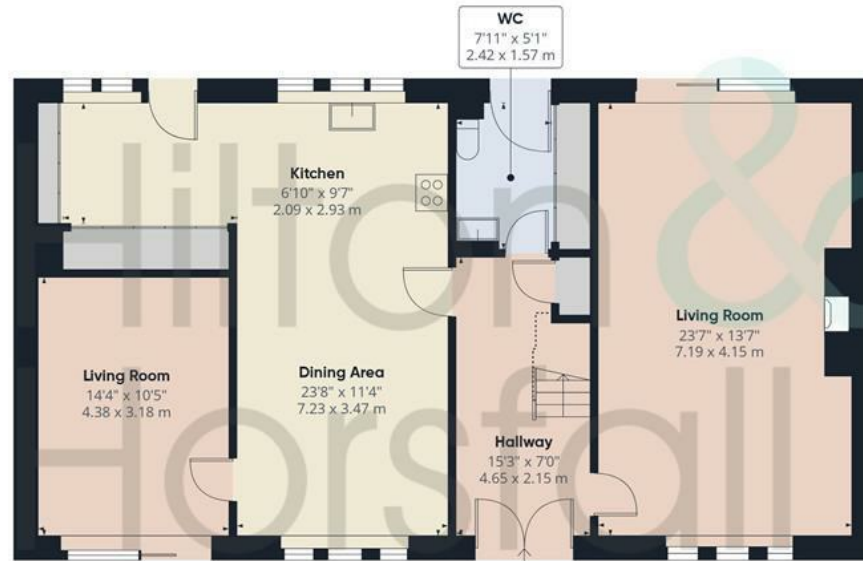
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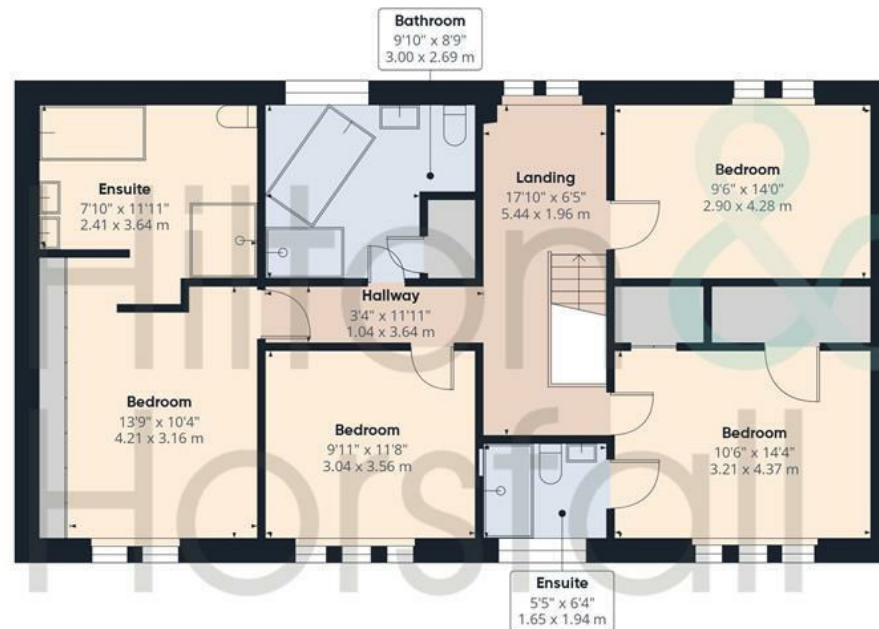
OUTSIDE

Externally, the property is accessed via electric gates opening onto a pebbled forecourt that provides ample off-road parking, along with CCTV, an electric car charging point, and established shrubs for added privacy. To the rear, the garden is beautifully arranged with a laid lawn, Indian stone flagged patio, and a decked seating area perfect for outdoor furniture. Well-kept conifers, flowerbeds, a storage shed, outside lighting, and a water tap complete this stunning outdoor space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1993 ft²
185.1 m²

Reduced headroom

11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





Hilton & Horsfall

Road

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

www.hilton-horsfall.co.uk
t. 01282 560024

www.hilton-horsfall.co.uk
t. 01200 435667