







Hilton &  
Horsfall



BB9 8QJ

## Higher Causeway, Barrowford

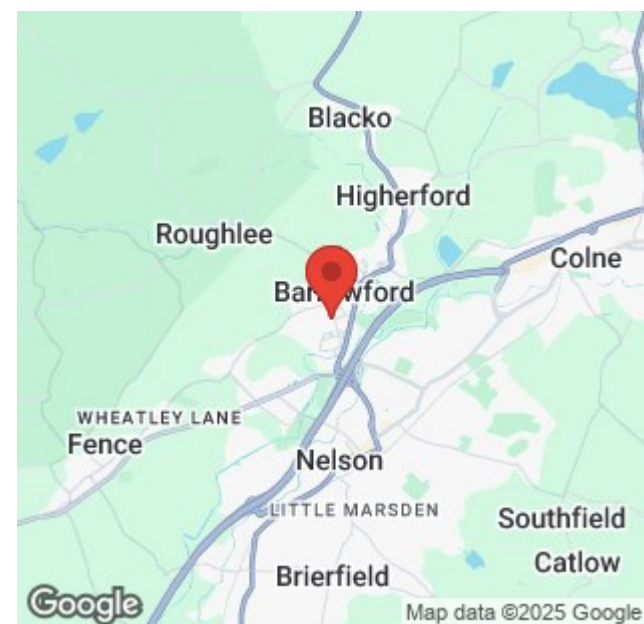
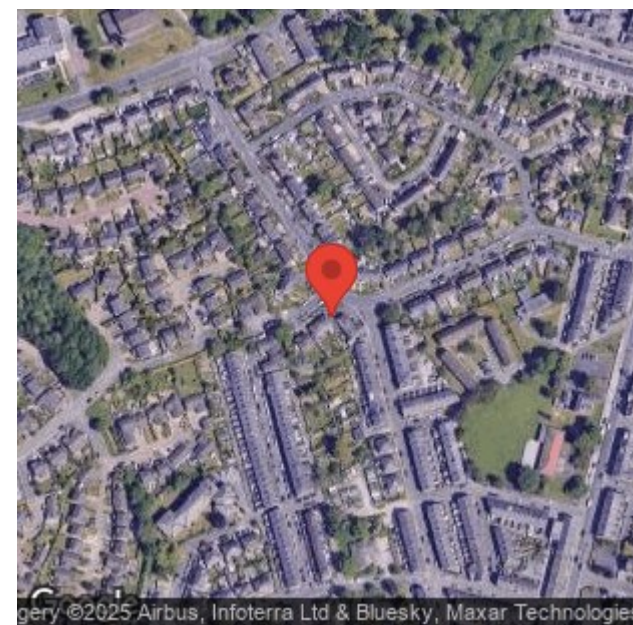
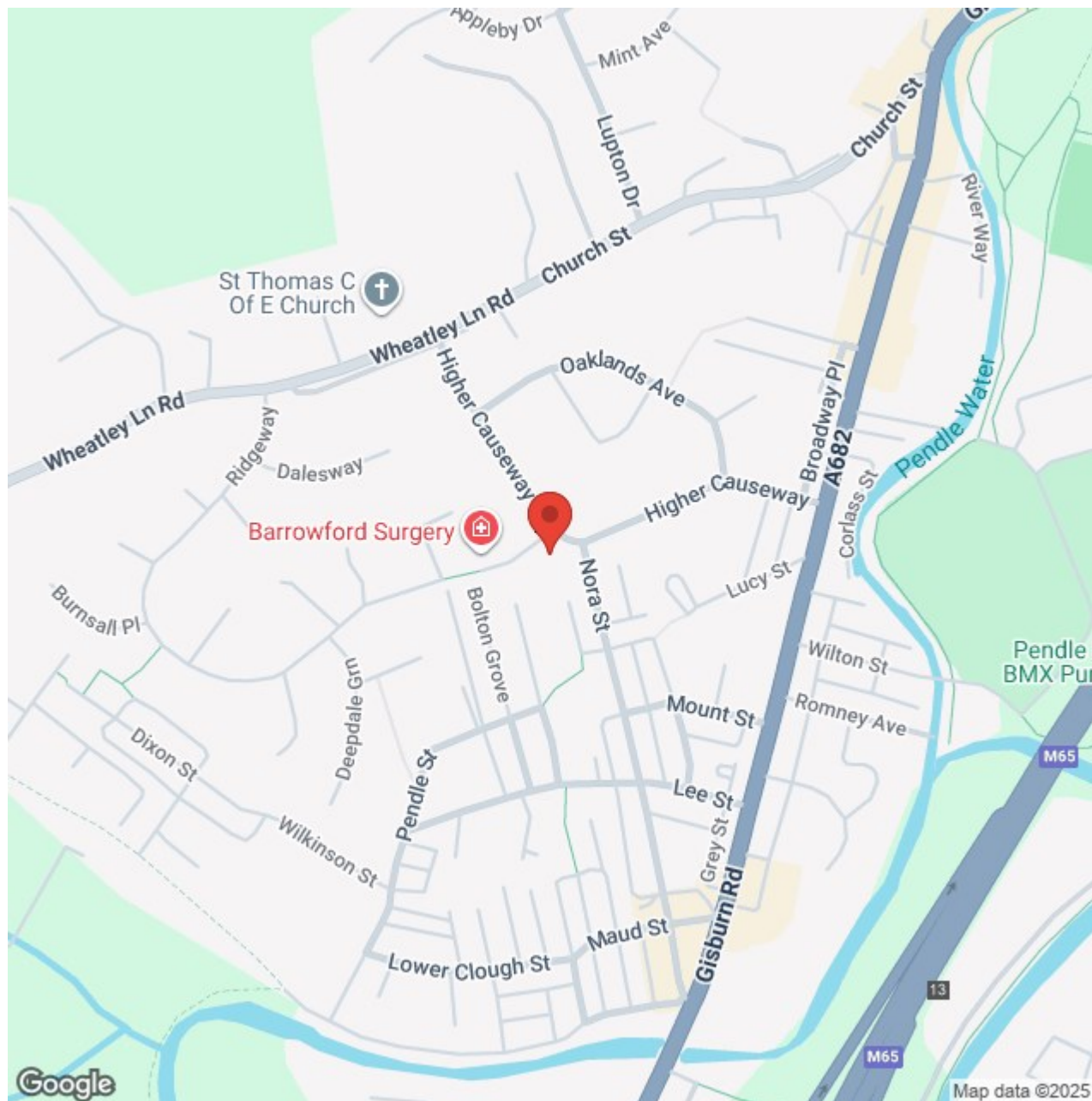
### Offers In The Region Of £239,950

- Semi Detached • Three Bedrooms • Dining Kitchen • Extensive Driveway & Enclosed Rear Garden

Nestled in the charming area of Higher Causeway, Barrowford, this delightful semi-detached house offers a perfect blend of comfort and practicality. Built in 1960, the property has been well-maintained and is ready for you to make it your own. Upon entering, you will find a welcoming reception room and an office room. The house boasts three spacious bedrooms, ideal for families or those seeking extra space for guests and there is a well appointed shower room. The heart of the home is the dining kitchen, which is perfect for family meals and gatherings. Additionally, a utility room adds to the practicality of the space. Outside, the property features a driveway that can accommodate up to three vehicles, making parking a breeze. The garden offers a lovely outdoor area for children to play, or for you to enjoy a quiet moment in the fresh air. Situated close by to local amenities and the M65 motorway is only a short drive away providing easy access through to neighbouring towns / cities. Early viewings are advised to avoid disappointment.













## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, 1x central heating radiator, storage cupboard, under stairs storage, staircase leading to the first floor / landing, uPVC double glazed window to the side elevation and uPVC door leading to the front elevation.

#### LIVING ROOM 19'9" x 11'1" (6.04m x 3.38m )

A family sized living room with wood effect flooring, space for settees, wall feature fireplace with log burning stove, ceiling coving, ceiling rose, television point, wall mounted radiator, open arch to the dining kitchen and uPVC double glazed window to the front elevation.

#### DINING KITCHEN 8'6" x 21'2" (2.61m x 6.47m )

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, integrated oven / grill, Lamona 4 ring gas hob with chrome extractor hood above, space for a freestanding dishwasher, space for a freestanding fridge / freezer, inset sink with chrome mixer tap, wall mounted cast iron radiator, space for a dining table and chairs, 2x velux windows, uPVC double glazed windows and patio doors to the rear elevation and a further uPVC door to the side elevation.

#### W.C / UTILITY ROOM 6'4" x 5'4" (1.95m x 1.65m )

Comprising of: fitted base units, plumbing for a washing machine, space for a tumble dryer, wash basin, push button w.c., 1x central heating radiator, air extraction fan and uPVC double glazed frosted window to the side elevation.

#### OFFICE ROOM 7'1" x 5'5" (2.16m x 1.67m )

Currently utilised as an office room having space for a desk and chairs, 1x central heating radiator, Baxi boiler, and uPVC double glazed window to the side elevation.

### FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch, storage cupboard, 1x central heating radiator, smoke detector and uPVC double glazed window to the front elevation.

#### BEDROOM ONE 12'10" x 11'2" (3.93m x 3.41m )

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM TWO 9'2" x 11'8" (2.80m x 3.56m )

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 6'8" x 11'1" (2.05m x 3.40m )

A well proportioned bedroom having space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed windows to the front elevation.

### SHOWER ROOM

A contemporary three piece shower comprising of: tiled flooring, tiled splash back, shower cubicle, push button w.c., wall mounted floating vanity sink with chrome mixer tap, heated chrome towel rack, recessed LED spotlights and uPVC double glazed frosted window to the side elevation.

### EXTERNALLY

Externally to the front elevation there is an extensive driveway with ample space for off road parking, electric car charging point, shrubs and an elevated decked patio area. Externally to the rear elevation there is a laid lawn, flagged patio area with space for garden furniture, storage shed, mature trees, shrubs and flowerbeds, outside water tap and lighting. Perfect for use during the Spring / Summer months.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/higher-causeway-barrowford>

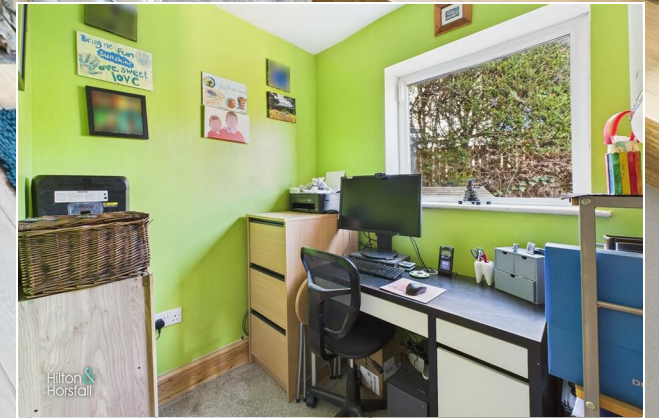
### PROPERTY DETAILS

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 of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## OUTSIDE

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**Approximate total area<sup>(1)</sup>**

1045.2 ft<sup>2</sup>

97.1 m<sup>2</sup>

**Reduced headroom**

6.78 ft<sup>2</sup>

0.63 m<sup>2</sup>

(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.





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