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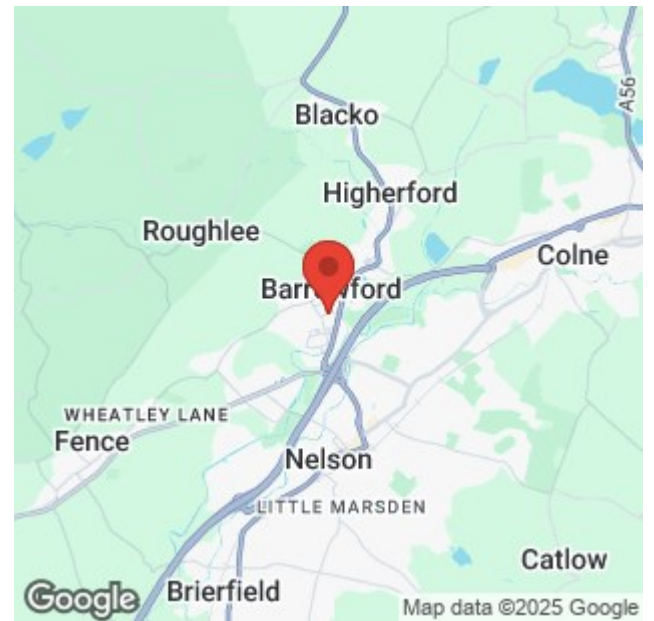
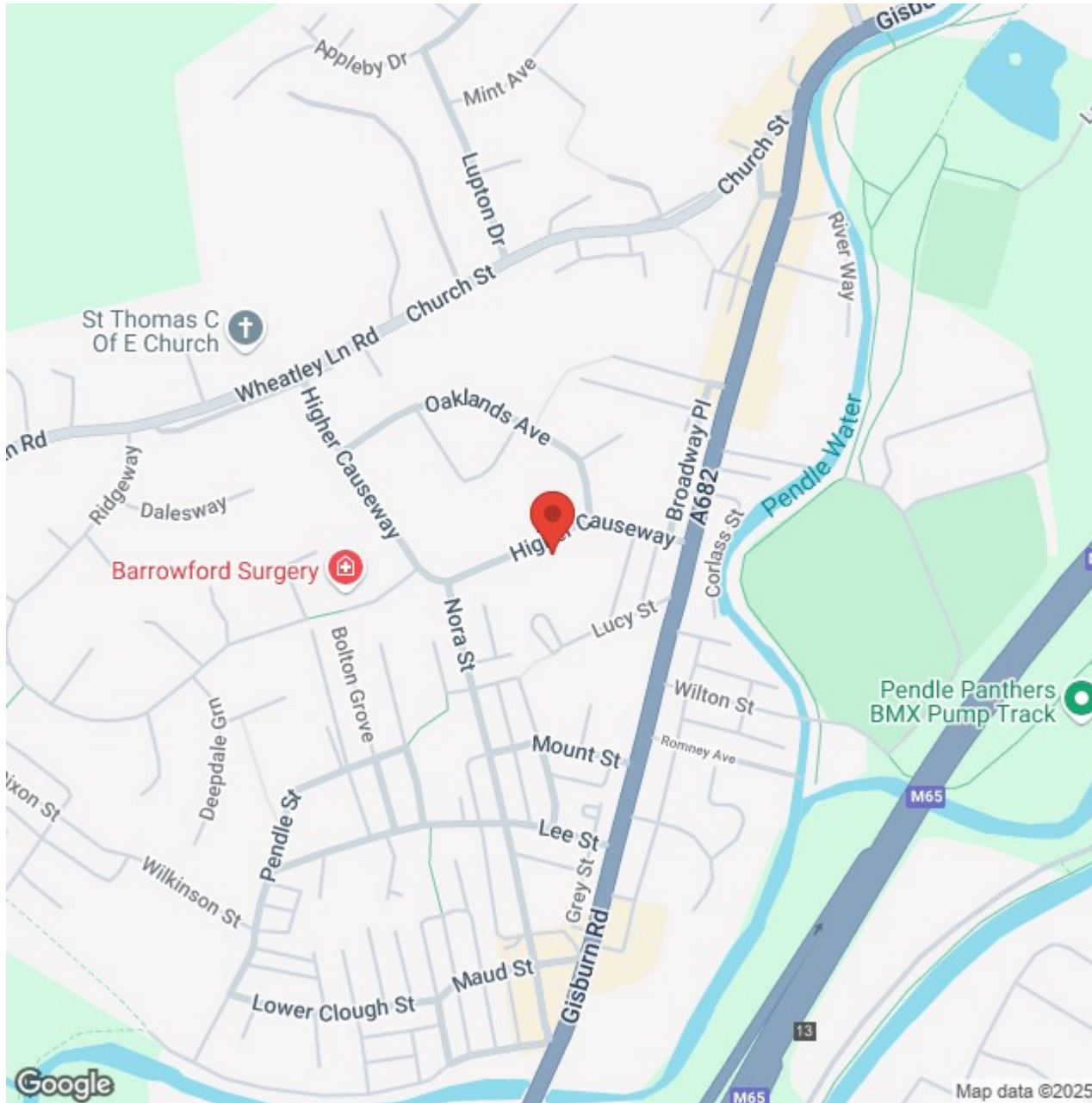
BB9 8QJ

Higher Causeway, Barrowford Offers In The Region Of £229,950

- Semi Detached • Three Bedrooms • Living Room • Conservatory • Fitted Breakfast Kitchen • Large Integral Garage • South Facing Garden

Nestled in the charming village of Barrowford, this lovely 3-bedroom semi-detached home on Higher Causeway offers a blend of comfortable living and modern convenience. Inside, a spacious living room, a bright conservatory, and a well-appointed breakfast kitchen provide versatile spaces for family life, while the large integral garage offers ample storage or potential for further use. Upstairs, three well-proportioned bedrooms and a 3-piece bathroom suite await. The south-facing rear garden, complete with a lawn and two decking areas, is perfect for outdoor enjoyment, and a driveway at the front enhances convenience. Located in the heart of Barrowford, with its scenic countryside, boutique shops, and welcoming community, this property offers an ideal lifestyle balance of tranquility and accessibility.







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GROUND FLOOR

ENTRANCE HALL

The welcoming entrance hallway provides access to the kitchen and living room, with stairs leading to the first floor. Featuring wood effect flooring and modern decor, it creates a bright and stylish first impression of the home.

LIVING ROOM 19'10" x 11'2" (6.05m x 3.42m)

This welcoming living room offers a bright, airy ambiance with tasteful decor and a cozy layout. Featuring a large window that fills the space with natural light, the room boasts a comfortable seating area and a modern fireplace, creating a warm and inviting atmosphere. With sliding doors leading to the conservatory, this versatile room is perfect for relaxing and entertaining, seamlessly blending style and function.

CONSERVATORY 8'11" x 10'7" (2.73m x 3.24m)

This bright and spacious conservatory provides an inviting extension of the living space, overlooking the garden with clear views through large windows and French doors. Filled with natural light, it's an ideal spot for relaxation or entertaining, seamlessly connecting the indoors with the outdoor patio and lawn area.

BREAKFAST KITCHEN 13'9" x 10'0" (4.20m x 3.05m)

This modern kitchen features cream cabinetry and contrasting laminate work surfaces that create a warm and inviting atmosphere. The layout includes ample storage space and is equipped with essential appliances, including a washing machine and dishwasher. A breakfast bar offers a casual dining, perfect for busy mornings. Large windows allow natural light to flood the room, enhancing its spacious feel and making it an ideal space for both cooking and socialising. Access through to the garage via a door to the side elevation.

FIRST FLOOR / LANDING

BEDROOM ONE 12'10" x 11'3" (3.92m x 3.43m)

This bright and airy bedroom features a large window overlooking the garden, filling the space with natural light. With neutral tones and plenty of room for wardrobes and drawers, it's a comfortable and practical space, perfect as the primary bedroom.

BEDROOM TWO 11'6" x 6'7" (3.53m x 2.02m)

This cozy bedroom, overlooking the garden, is perfect for children or guests. It features built-in mirrored wardrobes that provide plenty of storage space while adding a sense of depth to the room. With a cheerful decor and space for either a standard bed or bunk beds, this room is both practical and inviting.

BEDROOM THREE 11'0" x 6'8" (3.37m x 2.05m)

Located at the front of the property, this charming third bedroom offers a cozy and well-lit space. Decorated in soft tones, it features room for a comfortable bed and additional furnishings, making it ideal for a child, guest, or home office setup. The large front-facing window provides plenty of natural light.

BATHROOM 5'5" x 6'2" (1.66m x 1.90m)

The bathroom is tiled from floor to ceiling in warm, neutral tones, creating a relaxing space. It features a modern 3-piece suite, including a bathtub with a shower, a vanity unit with storage, and a low-profile WC. Frosted windows provide privacy while allowing natural light to brighten the room.

INTEGRAL GARAGE 33'6" x 10'2" (10.23m x 3.12m)

This spacious attached garage offers versatile potential, with convenient access from both the kitchen and the foot of the driveway. Currently ideal for ample storage or parking, it presents an exciting opportunity for future development. Subject to planning permissions, it could be transformed into an additional living space or a home office, with the added benefit of garden views, allowing it to seamlessly integrate with the home's existing layout and outdoor areas.

EXTERNALLY

This charming semi-detached property offers fantastic curb appeal, with a neat frontage and driveway providing convenient off-road parking. To the rear, the home boasts a spacious south-facing garden, perfect for enjoying the sun throughout the day. The garden features a mix of lawn and decking areas, providing plenty of room for outdoor seating, entertaining, and relaxation. Fully enclosed with secure fencing, it offers both privacy and a safe space for families. This appealing exterior enhances the property's welcoming and practical feel, ideal for modern family living.

LOCATION

Barrowford is a sought-after location known for its strong sense of community, beautiful surroundings, and excellent local amenities. Residents can enjoy scenic walks along the Leeds-Liverpool Canal and through Barrowford Park, as well as a selection of independent shops, cafes, and eateries within the village. The area is well-served by reputable schools and has convenient transport links to nearby towns and cities, making it ideal for commuters and families alike. With its blend of countryside tranquility and easy access to essential services, Barrowford is a delightful place to call home.

360 DEGREE VIRTUAL TOUR

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

PROPERTY DETAIL

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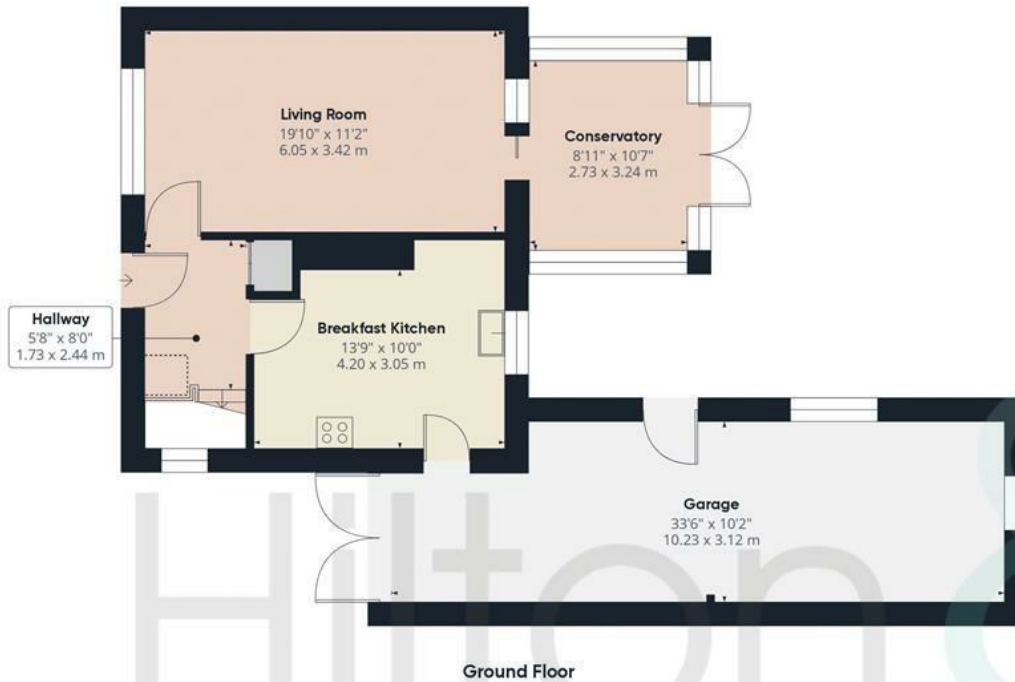
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OUTSIDE

This charming semi-detached property offers fantastic curb appeal, with a neat frontage and driveway providing convenient off-road parking. To the rear, the home boasts a spacious south-facing garden, perfect for enjoying the sun throughout the day. The garden features a mix of lawn and decking areas, providing plenty of room for outdoor seating, entertaining, and relaxation. Fully enclosed with secure fencing, it offers both privacy and a safe space for families. This appealing exterior enhances the property's welcoming and practical feel, ideal for modern family living.





Approximate total area⁽¹⁾

1266.18 ft²

117.63 m²

Reduced headroom

6.73 ft²

0.62 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.





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