





Hilton &  
Horsfall

BB9 6EX

## Appleby Drive, Barrowford

### Offers In The Region Of £264,950

- Semi Detached • Three Bedrooms • Two Reception Rooms • Outhouse • Ideal Location

Located in a popular residential area of Barrowford, this spacious home offers excellent potential for those looking to put their own stamp on a property. The ground floor features a generous living room, conservatory, kitchen diner, and a ground floor bathroom, providing a flexible layout ideal for family life.

Upstairs, there are three bedrooms and a separate W.C., along with scope for modernisation throughout. Externally, the property benefits from a rear garden with low-maintenance artificial lawn, a useful outhouse, and a driveway to the front for off-road parking. With some freshening up and renovation, this property could be transformed into a fantastic long-term home in a well-connected and sought-after location.















## 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, under stairs storage cupboard, staircase to the first floor / landing and uPVC double glazed door to the side elevation.

#### LIVING ROOM 10'10" x 11'11" (3.325m x 3.648m )

A family sized living room with wood effect flooring, ceiling coving, space for settees, television point, wall mounted modern radiator, being open to the conservatory.

#### CONSERVATORY 11'5" x 11'2" (3.494m x 3.413m )

A bright and airy conservatory with wood effect flooring, space for settees, uPVC double glazed window and patio doors to the rear elevation.

#### KITCHEN DINER 16'6" x 20'2" (5.038m x 6.163m)

A spacious kitchen diner offering fitted wall and base units with contrasting worktops, tiled splash back, breakfast island with space for barstools, wood effect flooring, ceiling coving, feature fireplace, 1x central heating radiator, television point, space for a freestanding fridge / freezer, plumbing for a washing machine, space for a tumble dryer and additional

space for a dishwasher and uPVC double glazed windows to the front and side elevation. Having an abundance of integrated appliances such as: Indesit oven / grill, inset sink with chrome mixer tap, 4 ring induction hob with chrome extractor hood above and wall mounted modern radiator.

### BATHROOM

A contemporary three piece suite comprising of: a panelled bathtub with chrome mixer tap, shower over and glass shower screen, low level w.c, sink in vanity unit with chrome mixer tap and uPVC double glazed frosted window to the side elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find a uPVC double glazed window to the side elevation.

#### BEDROOM ONE 12'11" x 10'11" (3.958m x 3.339m )

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

#### BEDROOM TWO 10'10" x 8'0" (3.327m x 2.454m )

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

#### BEDROOM THREE 8'10" x 8'11" (2.704m x 2.735m)

A bedroom of single proportions with integrated wardrobes, 1x central heating radiator and uPVC double glazed window to the front elevation.

### W.C

Comprising of: wood effect flooring, push button w.c, sink in vanity unit with chrome mixer tap, part tiled walls and uPVC double glazed frosted window to the side elevation.

#### OUTHOUSE 19'0" x 10'6" (5.801m x 3.218m )

Having wood effect flooring, space for settees, television point, recessed LED spotlights, uPVC double glazed windows to the front side and rear elevation and uPVC door to the front.

### 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

Externally, the property enjoys a fully enclosed rear garden featuring a low-maintenance artificial lawn and ample space for outdoor seating or entertaining. To the front, there is a lawned area alongside a private driveway, providing convenient off-road parking.















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