







BB18 6RP

## Brownroyd, Earby, Barnoldswick

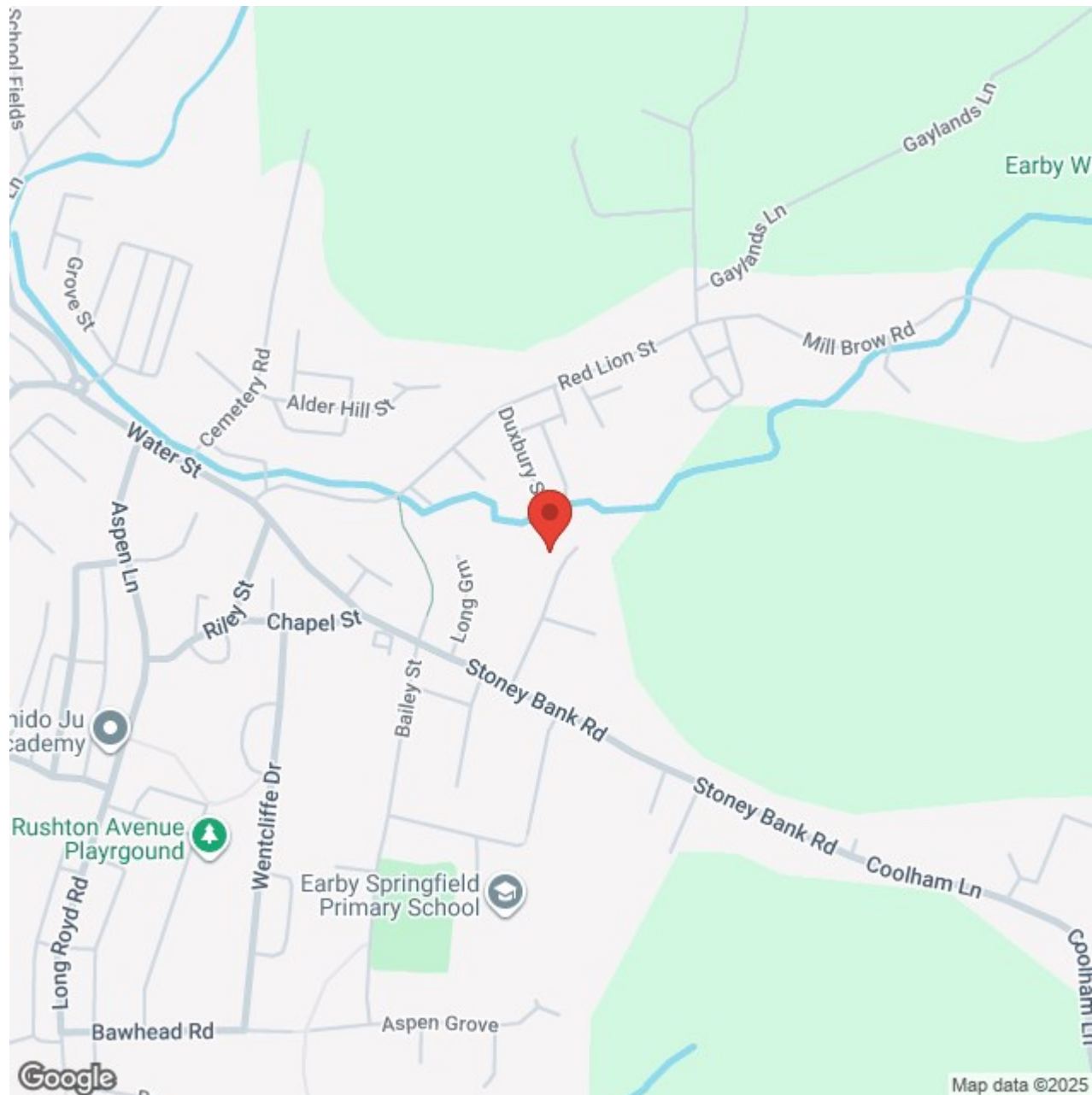
### Offers Over £260,000

- NO CHAIN • Three Bedrooms • Rear Garden • Garage & Driveway • Idyllic Location • Semi Detached

Positioned in a desirable residential area, this well-maintained home offers spacious and versatile accommodation ideal for a range of buyers. On the ground floor, the property welcomes you with an entrance hallway leading to a cosy living room, a generously sized dining kitchen and a bright sun room that overlooks the rear garden. Additional ground floor features include a utility room, garage, and a useful workshop area offering excellent storage or hobby space. Upstairs, the property boasts three well-proportioned bedrooms and a stylish four-piece bathroom suite, providing comfort and practicality. Early viewing is highly recommended to appreciate the space and potential this lovely home has to offer.













## Lancashire

Positioned in a desirable residential area, this well-maintained home offers spacious and versatile accommodation ideal for a range of buyers. On the ground floor, the property welcomes you with an entrance hallway leading to a cosy living room, a generously sized dining kitchen and a bright sun room that overlooks the rear garden. Additional ground floor features include a utility room, garage, and a useful workshop area offering excellent storage or hobby space. Upstairs, the property boasts three well-proportioned bedrooms and a stylish four-piece bathroom suite, providing comfort and practicality. Early viewing is highly recommended to appreciate the space and potential this lovely home has to offer.

### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALLWAY

A welcoming entrance hallway with engineered wood flooring, wall mounted modern radiator, staircase to the first floor / landing and composite door to the front elevation.

#### LIVING ROOM

A family sized living room with engineered wood flooring, space for settees, television point, open archway to dining kitchen and uPVC double glazed window to the front elevation.

#### DINING KITCHEN

Offering a range of fitted wall and base units with contrasting ceramic worktops, engineered wood flooring, integrated Caple oven, integrated Zanussi microwave, Hotpoint 4 ring induction hob with extractor fan above, integrated Caple dishwasher, inset sink with chrome mixer tap, space for a table and chairs, under stairs storage cupboard, and composite door leading through to garage.

#### SUN ROOM

A bright and airy sun room having wood effect flooring, space for settees, television point, log burning stove, 1x central heating radiator, recessed LED spotlights, 2x skylight

windows to the rear elevation and uPVC double glazed window and patio doors leading out to the rear garden.

#### GARAGE

With a powered up n over garage door, full lighting and electrics and ample space for storage / off road parking.

#### WORK SHOP

Having a multitude of uses comprising of: full lighting and electrics, exposed brick wall, storage cupboards, door to utility and uPVC door leading out to the rear garden.

#### UTILITY ROOM

Comprising of fitted base units with contrasting worktops, plumbing for a washing machine, space for a tumble dryer, push button w.c., and inset sink with chrome mixer tap.

#### FIRST FLOOR / LANDING

On the first floor / landing you will find a smoke detector, loft hatch, storage cupboard and uPVC double glazed frosted window to the side elevation.

#### BEDROOM ONE

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

#### BEDROOM TWO

Another bedroom of double proportions with fitted wardrobes, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM THREE

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

#### BATHROOM

A contemporary four piece bathroom suite comprising of: fully tiled flooring and walls, panelled bathtub with chrome mixer tap and handheld shower attachment, shower cubicle with rainfall shower head, pedestal sink with chrome mixer tap, push button w.c., recessed LED spotlights and uPVC double glazed frosted window to the rear elevation.

### ADDITIONAL INFORMATION

The property benefits from a boarded attic space, accessed via a fitted loft ladder for ease of use. Ideal for storage, the attic also features practical truss shelving, providing additional organisation and maximising available space.

### 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.

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)





BB18 6RP

## OUTSIDE

To the front of the property, a private driveway leads up to the integral garage, providing convenient off-road parking. To the rear, you'll find a beautifully landscaped, two-tier elevated garden featuring an Indian stone flagged patio—perfect for outdoor seating and entertaining. Mature shrubs and trees add a sense of privacy and greenery, enhancing the garden's tranquil and secluded charm.















Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)