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BB9 8QJ

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

- Semi Detached
- Three Bedrooms
- Large South Facing Garden
- Driveway & Garage
- Central Village Location

A beautifully presented three bedroom semi-detached dwelling situated in the ever popular village of Barrowford, within a short distance of local amenities including coffee shops/wine bars and restaurants, high street shops, schools and picturesque parks. Ideal for a growing family and finished to an exceptional standard. This dwelling has many noteworthy features and briefly comprising of: an entrance hallway with a staircase leading to the first floor / landing, large living room with two uPVC double glazed doors leading out to the rear garden, fitted breakfast kitchen with inbuilt appliances and access through to the integral garage. On the first floor you will find three double bedrooms and a contemporary three piece bathroom suite. Externally to the front is a large tarmac driveway with access to the integral garage via an 'up and over' style garage door. To the rear is a large enclosed garden with a spacious paved seating area, ample space for garden furniture, steps leading down to an article grassed area, with shrubs, outside lighting, outside water supply and ample space for a storage shed. Perfect for use during the summer months. With the modern day benefits of uPVC double glazing and gas fired central heating throughout. One not to be missed. Early viewings are advised. Council tax band 'B', Freehold.



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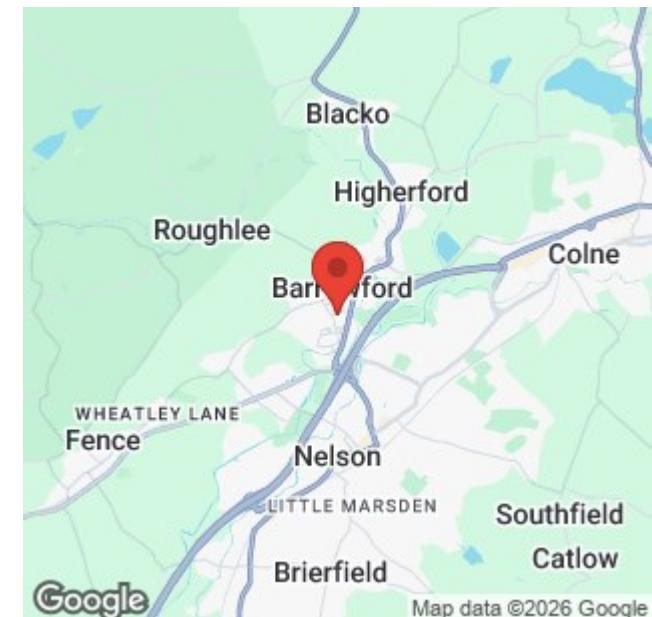
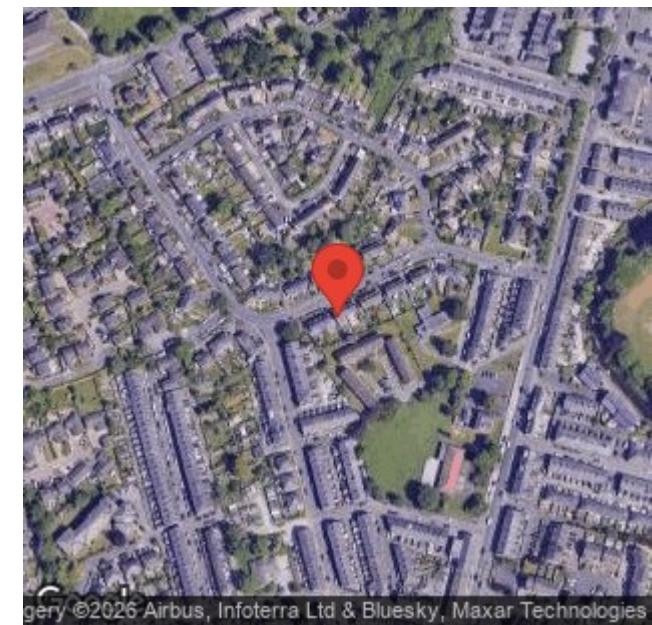
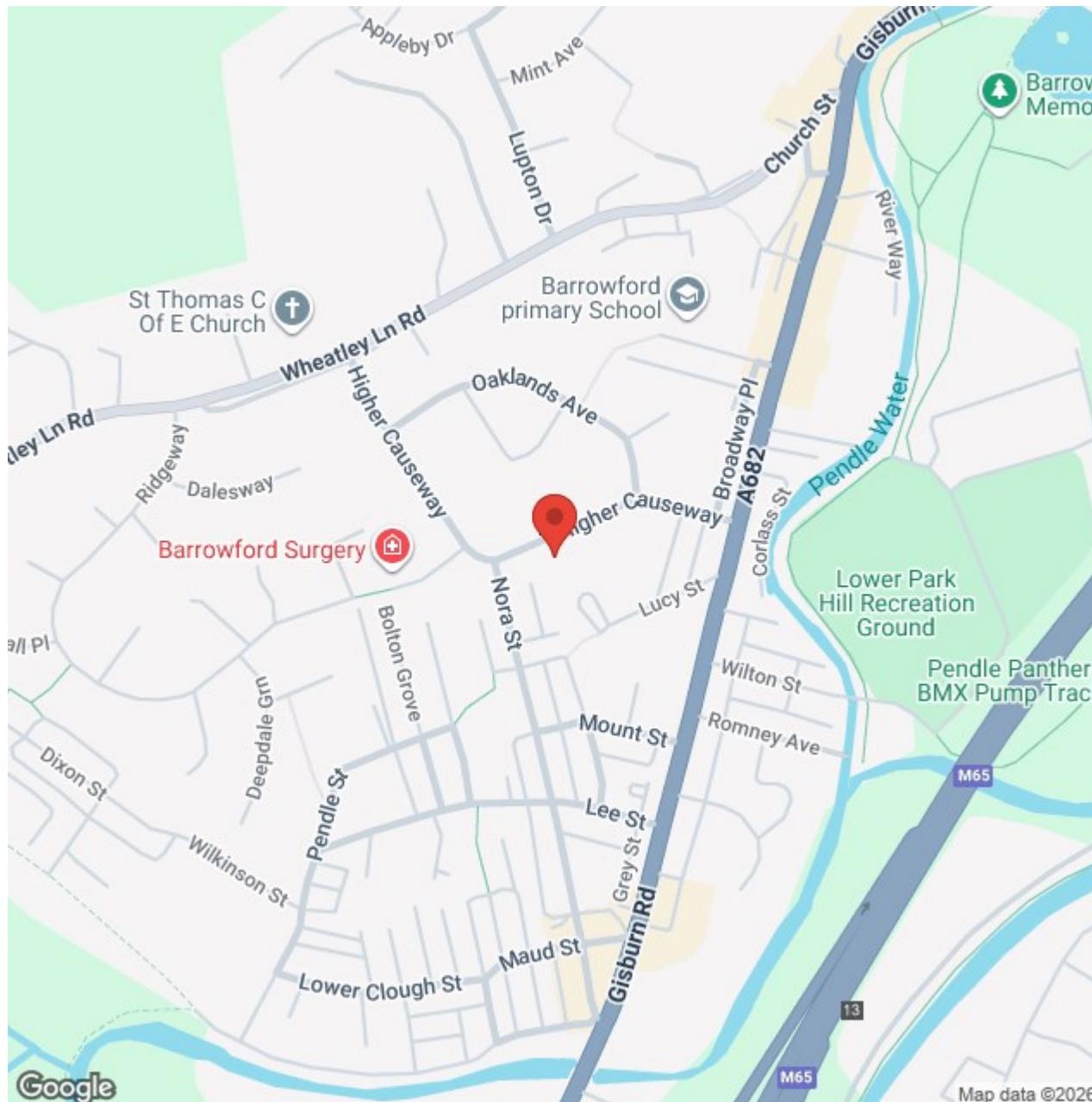


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## Lancashire

A beautifully presented three bedroom semi-detached dwelling situated in the ever popular village of Barrowford, within a short distance of local amenities including coffee shops/wine bars and restaurants, high street shops, schools and picturesque parks. Ideal for a growing family and finished to an exceptional standard. This dwelling has many noteworthy features and briefly comprising of: an entrance hallway with a staircase leading to the first floor / landing, large living room with two uPVC double glazed doors leading out to the rear garden, fitted breakfast kitchen with inbuilt appliances and access through to the integral garage. On the first floor you will find three double bedrooms and a contemporary three piece bathroom suite. Externally to the front is a large tarmac driveway with access to the integral garage via an 'up and over' style garage door. To the rear is a large enclosed garden with a spacious paved seating area, ample space for garden furniture, steps leading down to an article grassed area, with shrubs, outside lighting, outside water supply and ample space for a storage shed. Perfect for use during the summer months. With the modern day benefits of uPVC double glazing and gas fired central heating throughout. One not to be missed. Early viewings are advised. Council tax band 'B', Freehold.

### GROUND FLOOR

With a uPVC double glazed front door leading into:

### ENTRANCE HALLWAY

A spacious entrance hallway with wood effect flooring, 1x storage cupboard, 1x radiator, small under stairs storage cupboard, staircase leading to the first floor / landing and a uPVC double glazed window to the side elevation.

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

A family sized room with wood effect flooring, coving, ample space for a dining table and chairs, 2x wall lights, 1x radiator, a large uPVC double glazed window to the front elevation, wood burner set within a feature fire place, television point and 2x uPVC double glazed patio doors leading out to the rear garden. A perfect space for entertaining guests.

### BREAKFAST KITCHEN 10'7" x 13'11" (3.25m x 4.25m)

Having a range of fitted wall and base units, contrasting work surfaces over, plumbing for a washing machine, integrated

under counter fridge, integrated under counter freezer, integrated electric oven, integrated microwave, inset sink in white with a chrome mixer tap, tiled splash backs, breakfast bar, 4-ring gas hob, air extraction over, 1x uPVC double glazed window to the side elevation, 1x uPVC double glazed window to the rear elevation and a uPVC double glazed door leading into the integral garage.

### FIRST FLOOR / LANDING

With access to the loft hatch, 1x storage cupboard and 1x uPVC double glazed window to the front elevation.

### BEDROOM ONE 11'1" x 13'0" (3.40m x 3.97m)

A room of double proportions with inbuilt wardrobes, 1x radiator, television point, space for drawers and a large uPVC double glazed window to the rear elevation.

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

Another room of double proportions with a television point, 1x radiator, space for a wardrobe and drawers and a large uPVC double glazed window to the front elevation.

### BEDROOM THREE 11'1" x 6'7" (3.40m x 2.03m)

Yet again another room of double proportions with a television point, 1x radiator, space for a wardrobe and drawers and 1x uPVC double glazed window to the rear elevation.

### BATHROOM 7'1" x 5'11" (2.17m x 1.81m)

A contemporary 3-piece bathroom suite comprising of: a push button w.c., vanity sink with a chrome mixer tap, panelled bath with a centre chrome mixer tap, rainfall shower head, glass shower, inbuilt shelving, vanity wall mounted mirror, fully tiled walls, tiled flooring, under floor heating, recessed spot lights, 1x chrome radiator and 1x uPVC double glazed frosted glass window to the side elevation.

### INTEGRAL GARAGE 16'4" x 7'4" (4.98m x 2.25m)

Accessed via the breakfast kitchen with a uPVC double glazed door, with an 'up and over' garage style door, lighting, power, inset sink, ample space for a free standing fridge/freezer, push button w.c., 2x uPVC double glazed windows to the rear elevation and 1x uPVC double glazed door leading out to the rear garden.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/higher-causeway-bford>

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## OUTSIDE

Externally to the front is a large tarmac driveway with access to the integral garage via an 'up and over' style garage door. To the rear is a large enclosed garden with a spacious paved seating area, ample space for garden furniture, steps leading down to an article grased area, with shrubs, outside lighting, outside water supply and ample space for a storage shed. Perfect for use during the summer months.



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

1003 ft<sup>2</sup>

93.2 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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