



Hilton &
Horsfall

BB9 6BD

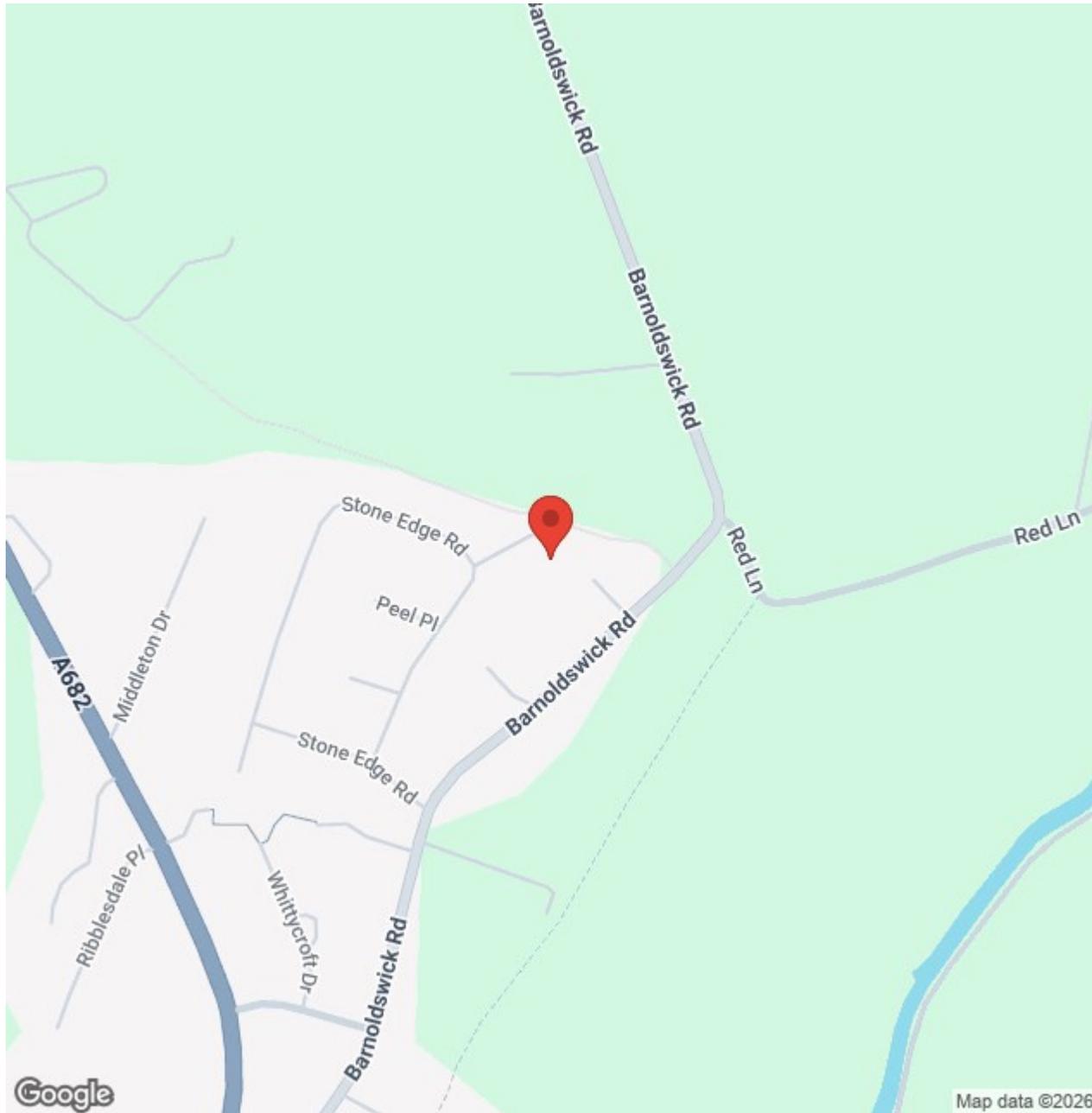
Mitton Avenue, Higherford

Offers In The Region Of £525,000

- Detached family home in a sought-after Barrowford location
- Three double bedrooms including a superb master with ensuite and balcony
- Stunning open plan dining kitchen with centre island
- Spacious living room with media wall and access onto decking
- Large enclosed rear garden with elevated decked seating area
- Integral double garage and ground floor WC
- Full CCTV system providing added security

An exceptional detached family home positioned within a highly sought-after residential area of Barrowford, offering spacious and stylish living accommodation finished to a high standard throughout. The property centres around a stunning open plan dining kitchen with a central island, perfect for modern family living and entertaining, alongside a beautifully presented living room complete with a contemporary media wall and direct access onto an elevated decked seating area. A ground floor WC and integral double garage further enhance the practicality of this superb home. To the first floor are three well-proportioned double bedrooms, including a standout principal bedroom featuring a private balcony, his and hers built-in wardrobes and a modern ensuite shower room. Externally, the property boasts a generous rear garden along with the elevated decking, ideal for outdoor dining, and benefits from a full CCTV system providing added security. A fantastic opportunity to acquire a high-quality family home in one of Barrowford's most desirable locations.







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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming and well-presented entrance hallway providing access to the ground floor accommodation and staircase to the first floor. The space benefits from modern décor, quality flooring and recessed spot lighting, creating a bright and stylish first impression upon entering the home.

LIVING ROOM 15'6" x 10'11" (4.73m x 3.33m)

A beautifully presented and stylish living room featuring a contemporary media wall with inset fireplace and display alcoves, creating a real focal point to the space. The room is flooded with natural light via a large window and French doors opening out onto an elevated decked seating area, seamlessly blending indoor and outdoor living. Finished with modern décor and quality flooring, this is a fantastic space for both relaxing and entertaining.

DINING KITCHEN 23'1" x 12'10" (7.04m x 3.92m)

A stunning open plan dining kitchen fitted with a range of modern high gloss wall and base units with complementary work surfaces and a central island incorporating a breakfast bar and induction hob with extractor over. The kitchen also benefits from integrated appliances including double oven, along with ample storage and preparation space. Open plan to a spacious dining area, ideal for family meals and entertaining, with large windows allowing plenty of natural light to flow through the space. Finished with tiled flooring and recessed spot lighting, this room forms the heart of the home.

GROUND FLOOR W.C 6'9" x 2'7" (2.07m x 0.79m)

Fitted with a modern two-piece suite comprising a low level WC and a wash hand basin set within a vanity unit. The room also benefits from a useful built-in storage cupboard, ideal for household essentials, along with a window allowing for natural light and ventilation.

FIRST FLOOR / LANDING

BEDROOM ONE 11'1" x 16'9" (3.38m x 5.13m)

A spacious and beautifully presented principal bedroom offering ample room for freestanding furniture and benefitting from his and hers built-in wardrobes providing excellent storage. The room is finished with neutral décor and fitted carpeting, and features French doors opening out onto a private balcony, providing pleasant elevated views and a perfect spot to relax. There is also access to a modern ensuite shower room, making this an ideal and well-appointed main bedroom suite.

ENSUITE SHOWER ROOM

Fitted with a modern three-piece suite comprising a walk-in shower with glass screen, a pedestal wash hand basin and a low level WC. The room is fully tiled with contemporary marble effect wall and floor tiles and benefits from a window providing natural light and ventilation, creating a bright and stylish space.

BALCONY 13'1" x 4'3" (4.01m x 1.31m)

BEDROOM TWO 11'1" x 12'9" (3.38m x 3.91m)

A well-proportioned double bedroom positioned to the front of the property, featuring fitted wardrobes providing excellent storage. The room benefits from a window allowing for plenty of natural light and is finished with neutral décor and fitted carpeting, making it a comfortable and versatile space.

BEDROOM THREE 10'10" x 10'10" (3.31m x 3.31m)

A further well-proportioned double bedroom positioned to the rear of the property, featuring fitted wardrobes and storage. The room benefits from a large window allowing for plenty of natural light along with pleasant outlooks, and is finished with neutral décor and fitted carpeting, making it an ideal bedroom for a growing family or guests.

BATHROOM 7'10" x 5'8" (2.40m x 1.75m)

Fitted with a three-piece suite comprising a panelled bath with shower attachment, a pedestal wash hand basin and a low level WC. The room benefits from a window to the side allowing for natural light and ventilation, and is finished in neutral tones, creating a bright and functional family bathroom.

INTEGRAL GARAGE 20'4" x 17'5" (6.22m x 5.31m)

A large space ideal for storage. With power, lighting, a uPVC double glazed window to the rear elevation, plumbing for a washing machine, plumbing for a tumble dryer, water supply and a uPVC double glazed sliding patio door leading out to the rear garden.

LOCATION

Situated in a highly desirable residential area of Barrowford, the property enjoys a pleasant position within a well-regarded development while remaining conveniently located for a range of local amenities. Barrowford village centre is within easy reach, offering a selection of independent shops, cafés, restaurants and everyday services, along with popular spots such as Booths

supermarket. Excellent transport links provide access to nearby towns including Nelson, Colne and Burnley, while the surrounding countryside offers scenic walks and outdoor pursuits, making this an ideal location for families and those seeking a balance between village life and accessibility.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/mitton-ave-barrowford>

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OUTSIDE

Externally to the rear is a generous and well-maintained garden, predominantly laid to lawn with mature shrubs and planting. There is a superb elevated decked seating area accessed directly from the living room, providing an ideal space for outdoor dining and entertaining while enjoying the open aspect. The property also benefits from a full CCTV system offering added security. To the front of the property is a driveway providing off-road parking and access to an integral double garage.





Ground Floor



Floor 1



Approximate total area^m

1681 ft²

156.2 m²

Balconies and terraces

56 ft²

5.2 m²

Reduced headroom

29 ft²

2.7 m²

(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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