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BB9 8RD

Ashtree Walk, Barrowford

Offers In The Region Of £240,000

• Desirable Central Barrowford Location • Cul-de-Sac Position • Two Separate Conservatories • Low-Maintenance Front and Rear Gardens • Garage with Electrically Operated Door • Contemporary Three-Piece Shower Room • Modern Fitted Breakfast Kitchen • Two Bedroom Semi-Detached Bungalow

Situated in a desirable cul-de-sac within the heart of Barrowford, this two-bedroom semi-detached bungalow offers well-proportioned single-storey accommodation, low-maintenance gardens and the added benefit of a separate garage. Occupying a predominantly level setting within easy reach of the village amenities, the property is particularly well suited to those looking to downsize whilst remaining in a convenient and sought-after location. The accommodation briefly comprises an entrance leading through to a spacious living room with a feature fireplace, a side conservatory currently utilised as a dining room with a vaulted ceiling and French doors opening out to the garden, and a modern fitted breakfast kitchen offering a range of gloss fronted units, integrated cooking appliances and a useful breakfast bar. Accessed via the kitchen is a second conservatory overlooking the rear garden, providing further space to sit and relax. An inner hallway with a useful storage cupboard leads to two bedrooms, including a well-proportioned double bedroom, and a contemporary three-piece shower room. Externally, to the front of the property is a low-maintenance garden with decorative gravel and raised planters, whilst to the rear is an enclosed garden with paved seating areas, established shrubs and raised planting beds. The separate single garage benefits from an electrically operated door, power, lighting and pedestrian access from the garden. With its versatile accommodation, two conservatories and convenient position close to the shops, cafes and other amenities offered by Barrowford village, this bungalow presents an excellent opportunity for those seeking manageable single-storey living in a popular residential area. Early viewing is advised to appreciate the accommodation and location on offer.

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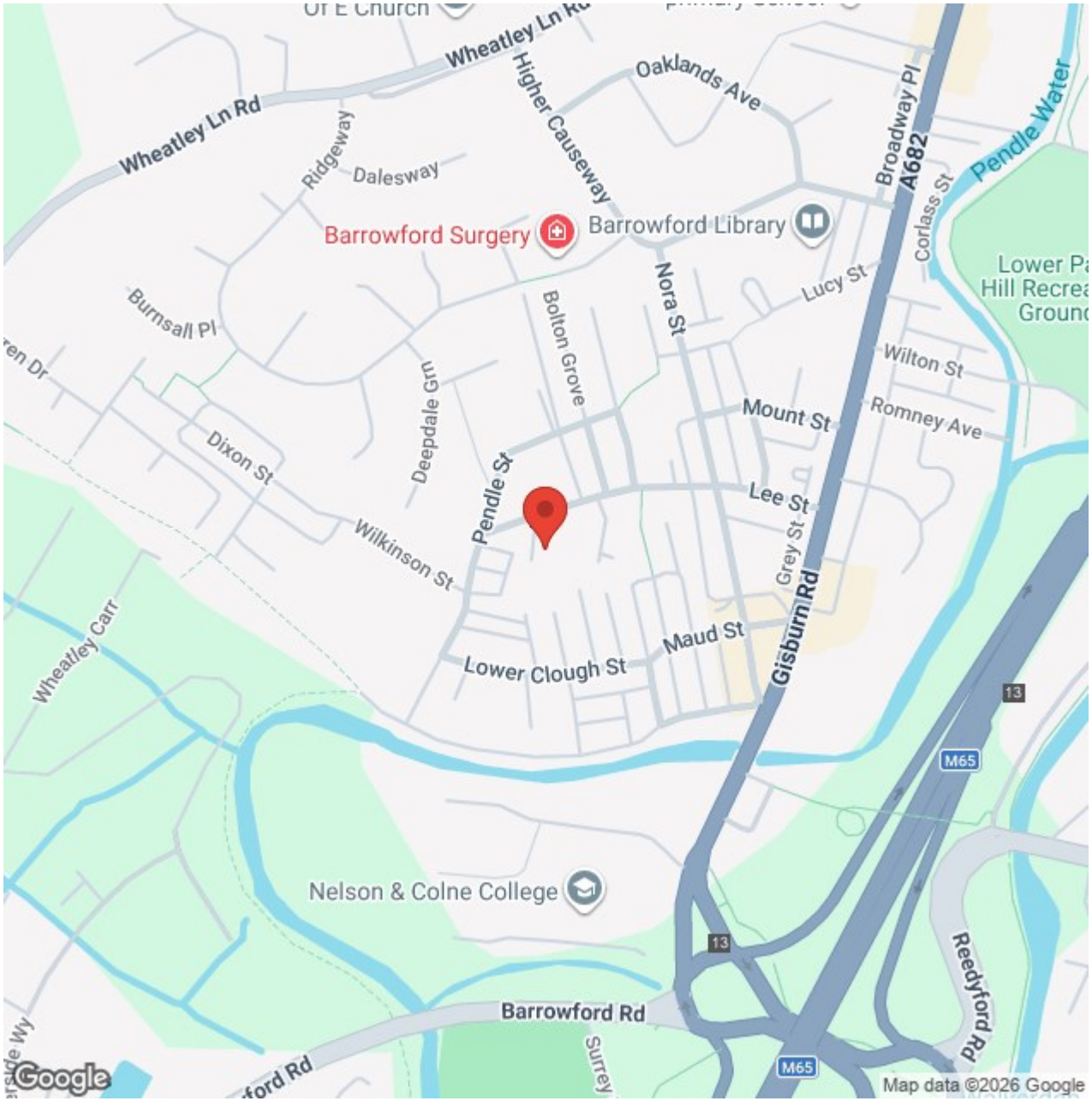
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A682
Pendle Water
Ridgeway
Dalesway
Barrowford Surgery
Barrowford Library
Corlass St
Lucy St
Nora St
Bolton Grove
Burnsall Pl
Deepdale Grn
Wilton St
Mount St
Romney Ave
Dixon St
Pendle St
Lee St
Wilkinson St
Grey St
Gisburn Rd
Wheatley Carr
Lower Clough St
Maud St
M65
13
Nelson & Colne College
Barrowford Rd
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Lancashire

Situated in a desirable cul-de-sac within the heart of Barrowford, this two-bedroom semi-detached bungalow offers well-proportioned single-storey accommodation, low-maintenance gardens and the added benefit of a separate garage. Occupying a predominantly level setting within easy reach of the village amenities, the property is particularly well suited to those looking to downsize whilst remaining in a convenient and sought-after location. The accommodation briefly comprises an entrance leading through to a spacious living room with a feature fireplace, a side conservatory currently utilised as a dining room with a vaulted ceiling and French doors opening out to the garden, and a modern fitted breakfast kitchen offering a range of gloss fronted units, integrated cooking appliances and a useful breakfast bar. Accessed via the kitchen is a second conservatory overlooking the rear garden, providing further space to sit and relax. An inner hallway with a useful storage cupboard leads to two bedrooms, including a well-proportioned double bedroom, and a contemporary three-piece shower room. Externally, to the front of the property is a low-maintenance garden with decorative gravel and raised planters, whilst to the rear is an enclosed garden with paved seating areas, established shrubs and raised planting beds. The separate single garage benefits from an electrically operated door, power, lighting and pedestrian access from the garden. With its versatile accommodation, two conservatories and convenient position close to the shops, cafes and other amenities offered by Barrowford village, this bungalow presents an excellent opportunity for those seeking manageable single-storey living in a popular residential area. Early viewing is advised to appreciate the accommodation and location on offer.

GROUND FLOOR

ENTRANCE 3'9" x 3'8" (1.15m x 1.12m)
A welcoming entrance with space for coats and shoes, providing access through to the living room.

LIVING ROOM 9'9" x 17'1" (2.99m x 5.23m)
A spacious and welcoming living room with ample space for comfortable seating, a feature fireplace with an inset fire, ceiling coving, a central heating radiator and a large window to the front elevation allowing plenty of natural light to filter through. Doors provide access to the kitchen, inner hallway and side conservatory.

SIDE CONSERVATORY 7'4" x 12'5" (2.24m x 3.81m)
A light and airy additional reception room, currently utilised as a dining room, having ample space for a dining table and chairs, wood-effect flooring, a vaulted ceiling with recessed spotlights and uPVC windows overlooking the garden. A set of uPVC French doors opens out to the enclosed garden, making this a lovely space for dining or relaxing.

KITCHEN 9'10" x 10'7" (3.02m x 3.23m)
A modern fitted breakfast kitchen offering a range of gloss fronted wall, base and drawer units with contrasting work surfaces, an inset stainless steel sink with mixer tap, integrated oven and microwave, four-ring electric hob with glass splashback and extractor hood over, plumbing for a washing machine and space for a freestanding fridge freezer. Having a useful breakfast bar with space for seating, wood-effect flooring, recessed ceiling spotlights, a uPVC window and a glazed door providing access through to the rear conservatory.

REAR CONSERVATORY 13'8" x 7'8" (4.19m x 2.35m)
Accessed via the kitchen, this additional conservatory provides a pleasant space to sit and relax whilst enjoying views over the rear garden. Having a pitched glazed roof, uPVC windows, wood-effect flooring, a central heating radiator and ample space for occasional furniture. A set of uPVC French doors opens out to the enclosed rear garden.

INNER HALL 3'1" x 6'7" (0.95m x 2.03m)
Accessed via the living room, the inner hallway benefits from a useful storage cupboard and provides access to both bedrooms and the bathroom.

BEDROOM ONE 10'7" x 9'10" (3.25m x 3.02m)
A well-proportioned double bedroom located to the rear of the property, having ample space for a double bed, wardrobes and additional bedroom furniture. With ceiling coving, a central heating radiator and a uPVC window to the rear elevation allowing natural light to filter through.

BEDROOM TWO 10'2" x 6'7" (3.12m x 2.03m)
A good-sized single bedroom located to the front of the property, having space for a single bed, wardrobes and additional bedroom furniture. With ceiling coving, a central heating radiator and a uPVC window to the front elevation. This room would also lend itself well to use as a home office or dressing room.

SHOWER ROOM 6'5" x 6'8" (1.98m x 2.05m)
A contemporary three-piece shower room comprising a spacious shower enclosure with a glass screen, rainfall shower head and additional handheld shower attachment, a wall-mounted vanity sink unit with storage drawers and a push-button flush WC. Complemented by stylish grey wall panelling, wood-effect flooring, a chrome heated towel radiator, recessed ceiling spotlights and an extractor fan.

GARAGE 9'5" x 17'8" (2.88m x 5.40m)
A useful single garage situated separately from the bungalow, benefiting from an electrically operated garage door, power and lighting, along with a pedestrian access door from the garden. Ideal for secure parking or additional storage.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/ashtree-walk-barrowford

LOCATION
Ashtree Walk is situated in a sought-after residential location within the heart of Barrowford, conveniently positioned for the village's range of independent boutiques, cafes, restaurants, public houses and Booths supermarket. Barrowford Park and the Pendle Heritage Centre are also within the village, along with access to countryside and canal-side walks. The nearby M65 motorway provides links to the wider North West motorway network, ideal for those needing to commute to neighbouring towns and beyond.

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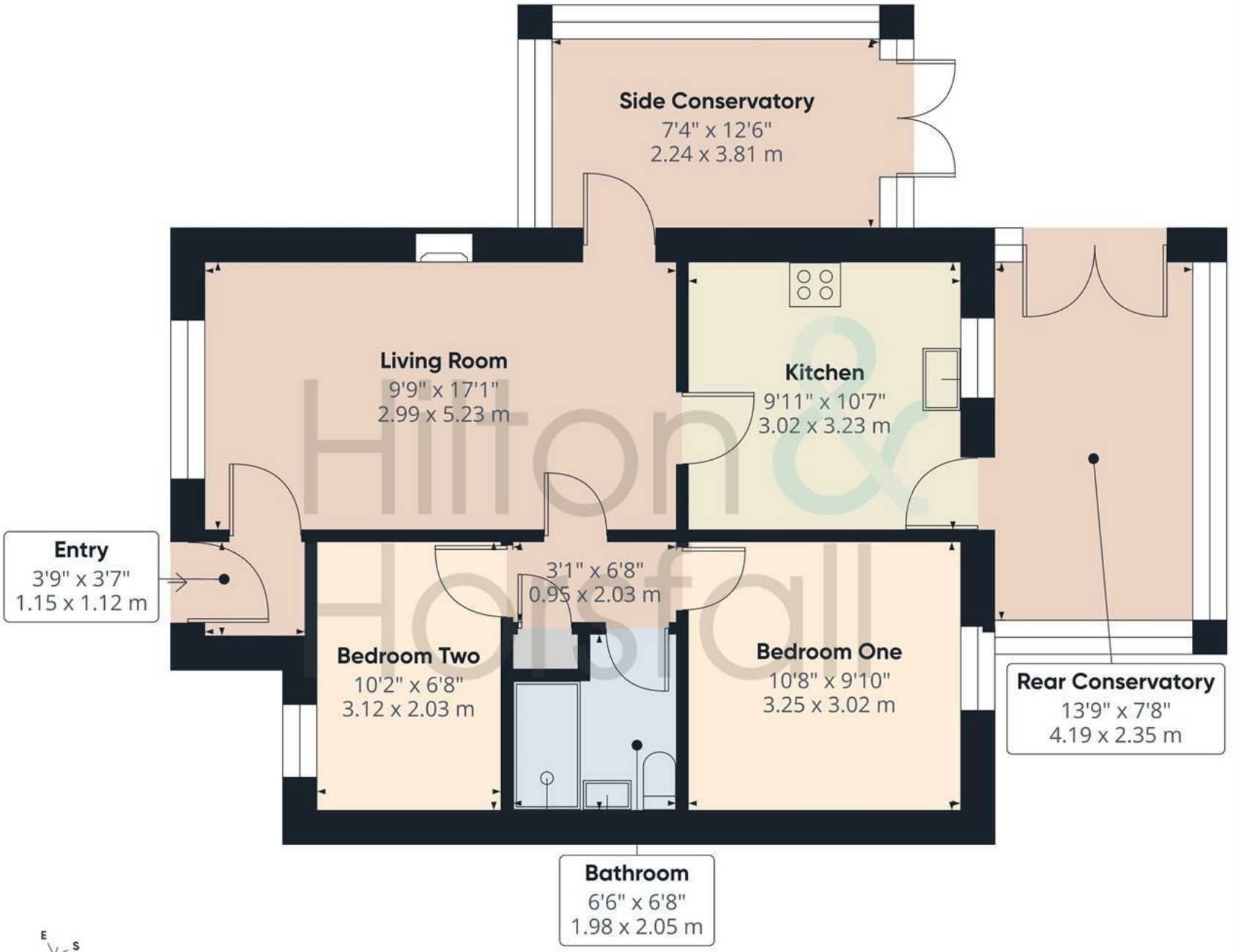
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OUTSIDE

Occupying a desirable cul-de-sac position within a predominantly level setting, the property benefits from low-maintenance gardens to the front and rear. To the front is a gravelled garden with raised timber planters and a paved pathway leading to the entrance. To the rear is an enclosed garden featuring decorative gravel, paved pathways and seating areas, raised planting beds and established shrubs, providing a pleasant space to sit out during the warmer months. There is also gated side access and the benefit of a separate single garage with an electrically operated door, power, lighting and pedestrian access from the garden.



Ground Floor Building 1

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Approximate total area(1)

743 ft²

69.1 m²

(1) Excluding balconies and terraces

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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