





Hilton &  
Horsfall

BB9 8QZ

## Cottesloe Place, Barrowford

### Offers In The Region Of £314,950

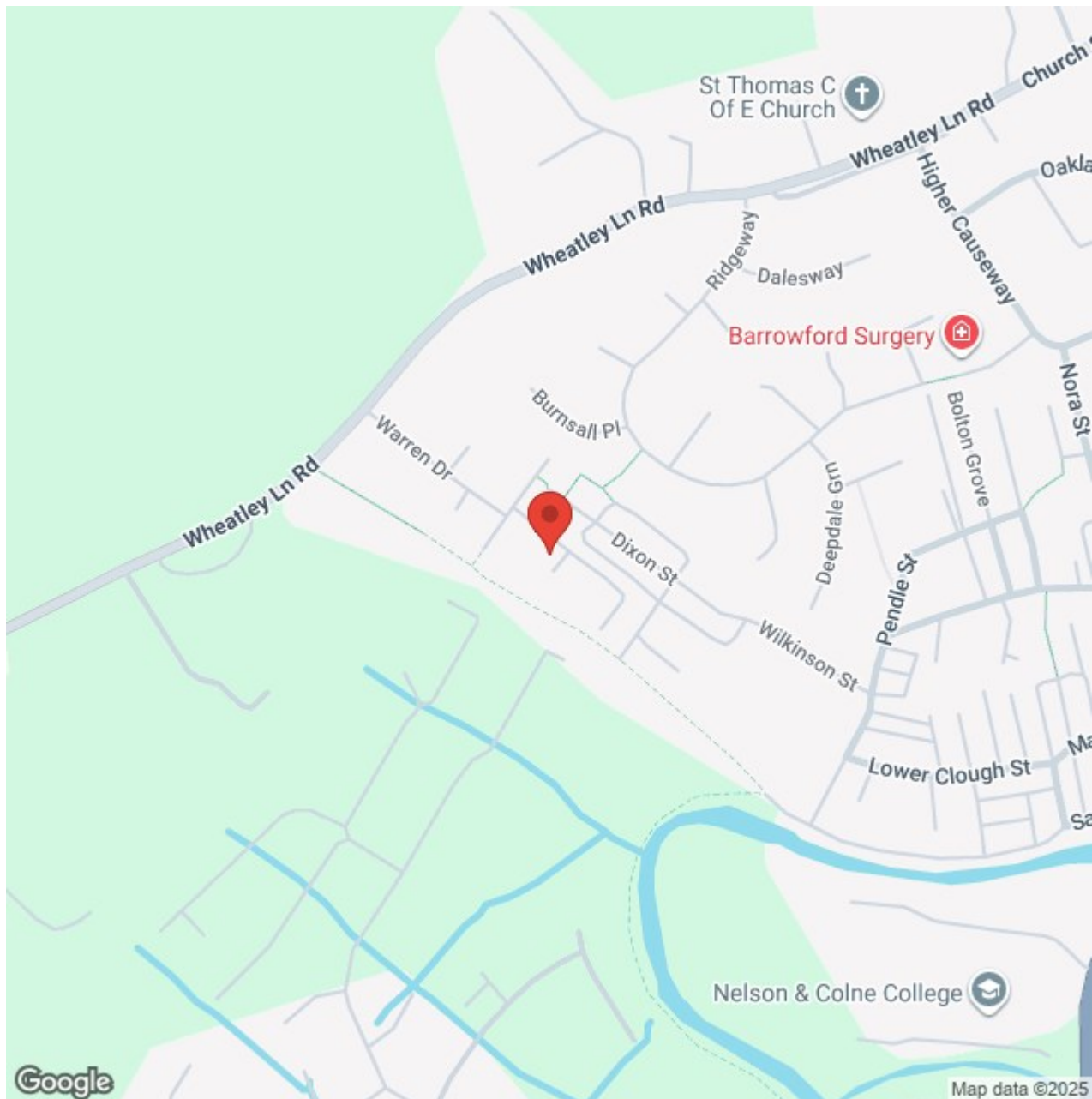
- Semi Detached • Fully Refurbished • Spacious Living Room / Dining Room • Modern Fitted Kitchen • Utility Room & Integral Garage • No Chain • Three Bedrooms • Garden & Driveway

Nestled in a sought-after residential area, this well-maintained semi detached home offers spacious and versatile living across two floors. Upon entering the property, you're welcomed by an entrance vestibule leading into a bright and airy hallway. The ground floor accommodation includes a convenient W.C, a generously proportioned living room that flows seamlessly into the dining area. The kitchen is well-equipped and sits adjacent to a practical laundry room, with internal access to the garage providing added convenience. Upstairs, the property boasts three well-sized bedrooms and a modern three-piece family bathroom. Available with no chain delay.













## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE PORCH

Having tiled flooring, dado rail, composite double glazed window to the side elevation and composite door to the front elevation.

#### ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, 1x modern radiator and an open staircase with a glass balustrade leading up to the first floor / landing.

#### GROUND FLOOR W.C

Comprising of: wood effect flooring, push button w.c, and pedestal sink with chrome mixer tap.

#### LIVING ROOM 22'10" x 12'4" (6.97m x 3.78m)

A family sized living room with wood effect flooring, space for settees, television point, 1x wall mounted modern radiator, ceiling coving, recessed LED spotlights, exposed brick wall feature, open archway to the dining room and composite double glazed window to the front elevation.

#### DINING ROOM 22'10" x 12'4" (6.97m x 3.78m)

Having ample space for a dining table and chairs, wood effect flooring, 1x cast iron radiator, ceiling coving, recessed LED spotlights and composite double glazed patio doors to the rear elevation.

#### KITCHEN 11'10" x 8'1" (3.62m x 2.48m )

Offering a range of fitted wall and base units with contrasting worktops, part tiled splash back, Belfast sink with chrome mixer tap, integrated Beko oven / grill, integrated Beko microwave, NEFF 4 ring gas hob with chrome extractor hood above, integrated dishwasher, 1x wall mounted radiator, ceiling coving, composite double glazed window to the rear elevation.

#### LAUNDRY ROOM 5'4" x 7'8" (1.64m x 2.36m )

A useful laundry room having tiled flooring, fitted wall units, plumbing for a washing machine, space for a tumble dryer, 1x central heating radiator, storage cupboard, door to garage and composite double glazed window and door to the rear elevation.

#### GARAGE 14'1" x 9'4" (4.31m x 2.85m )

With full lighting and electrics, an electric up n over garage style door, ample space for storage and composite double glazed frosted window to the side elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find a smoke detector, dado rail and loft hatch.

#### BEDROOM ONE 10'10" x 10'0" (3.31m x 3.05m )

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

#### BEDROOM TWO 11'10" x 9'4" (3.62m x 2.85m )

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

#### BEDROOM THREE 10'3" x 5'8" (3.14m x 1.74m )

A bedroom of single proportions with space for drawers, storage cupboard, 1x central heating radiator and composite double glazed window to the front elevation.

### BATHROOM

A modern three piece bathroom suite comprising of: wood effect flooring, tiled walls, panelled bathtub with chrome

mixer tap, shower over and glass shower screen, wall mounted sink with chrome mixer tap, push button w.c, 1x modern radiator, recessed LED spotlights and composite double glazed frosted window to the rear elevation.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/cottesloe-place-barrowford/>

### PUBLISHING

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### PROPERTY DETAIL

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.





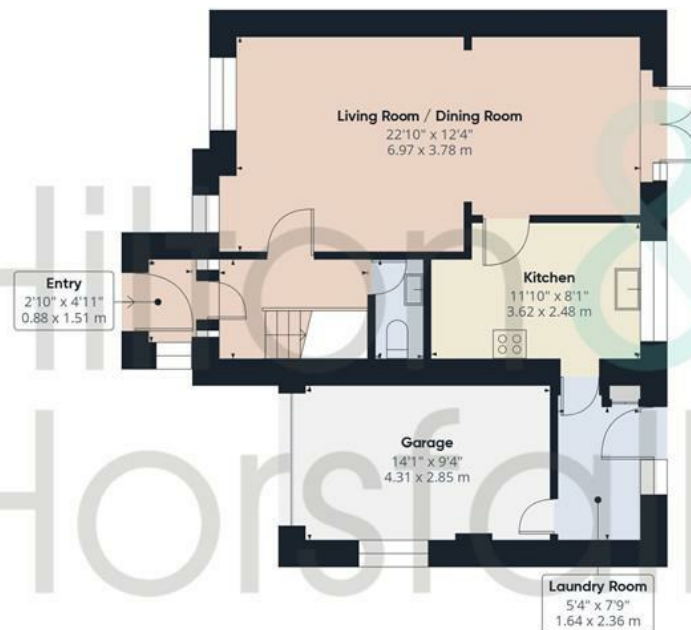


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## OUTSIDE

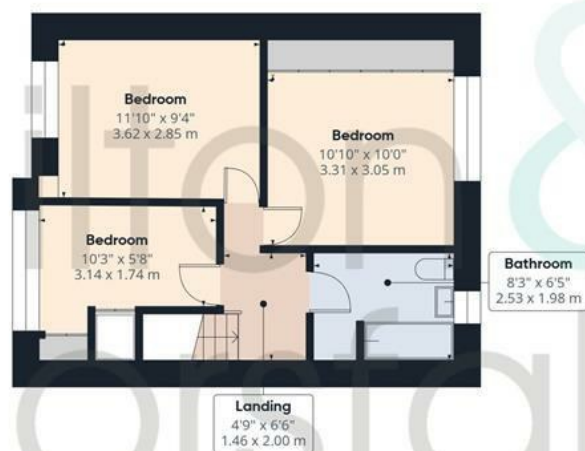
Externally to the front elevation there is a driveway leading up to the integral garage providing ample space for off road parking. To the rear of the property is a beautifully landscaped, two-tier elevated garden. The lower level features an Indian stone flagged patio and outside water tap. There is a well maintained laid lawn surrounded by mature shrubs, trees and colourful flowerbeds. You will find a south facing elevated decked patio with space for garden furniture. To the side of the property, a large storage shed provides excellent additional space, making this outdoor area both practical and picturesque.





Ground Floor

**Approximate total area<sup>(1)</sup>**  
1032 ft<sup>2</sup>  
96 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.









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