



Hilton &
Horsfall

BB9 6QH

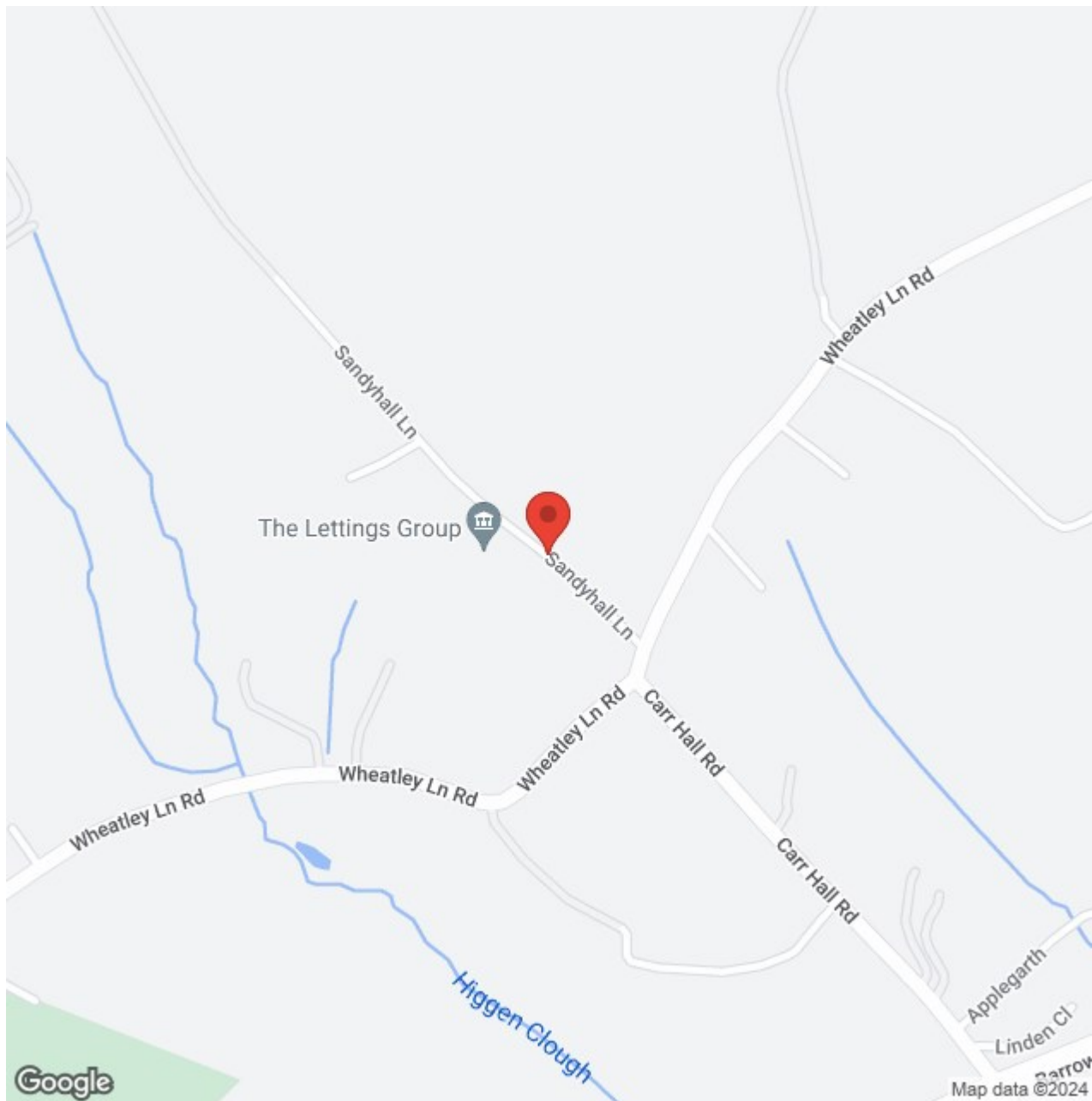
Sandy Hall Lane, Barrowford

Offers In The Region Of £749,950

- Fully renovated • High quality finish • Family sized home • Five double bedrooms • Open aspect views • Sought after location.

A superb opportunity to acquire this absolutely stunning detached dwelling situated in a very sought after part of Barrowford, this FIVE bedroomed home has been fully renovated to a high standard and is a true credit to the current owners. Affording many noteworthy features and briefly comprising of: an entrance hall, a modern ground floor w.c, utility room, integral garage, a welcoming reception hallway with an open balustrade staircase leading to the first floor / landing, an open plan living room, beautifully presented fitted breakfast kitchen, open plan dining room, large playroom, snug / movie room and two double bedrooms (master with a contemporary four piece bathroom). To the first floor you will find a further three double bedrooms and a three piece house bathroom. Externally to the front elevation is a large driveway, access to the integral garage and a mature lawn.. To the rear elevation is an enclosed garden having open aspect views. Having local amenities , transport links, primary and secondary schools close by. The M65 motorway is a short drive away offering easy access to the neighbouring towns / cities. Perfect for a growing family. Council Tax Band 'G'. Freehold. One not to be missed. Early viewing is advised to avoid disappointment.







Lancashire

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GROUND FLOOR

With a large solid wood front door leading into:

ENTRANCE HALL

Having granite tiled flooring, access to the boot / coat room, access to inbuilt storage cupboard and double oak doors leading into the reception hallway.

INNER HALLWAY

With granite tiled flooring, recessed spot lights and 1x radiator.

GROUND FLOOR W.C

A contemporary 2-piece suite comprising of: a modern floating sink, push button w.c, tiled flooring / walls, recessed spot lights, 1x frosted uPVC double glazed window to the front elevation and 1x towel radiator.

UTILITY ROOM 7'3" x 8'6" (2.212m x 2.610m)

Having fitted base units with contrasting work surfaces over, plumbing for a washing machine, space for a tumble dryer, access to the Worcester boiler, access to the water tank, large inset sink with a mixer tap, recessed spot lights, tiled flooring and a large uPVC double glazed window to the front elevation.

INTEGRAL GARAGE 16'1" x 15'1" (4.913m x 4.604m)

A large spacious garage having an insulated sectional electric 'up and over' style garage door, a uPVC double glazed door leading out to the rear elevation, a uPVC double glazed window to the rear elevation, power and lighting. Ideal for storage.

RECEPTION HALLWAY

A welcoming reception hallway having granite tiled flooring, 1x contemporary radiator, 1x wall radiator and an open balustrade staircase leading to the first floor / landing.

OPEN PLAN LIVING ROOM 14'10" x 16'10" (4.526m x 5.149m)

A spacious open plan living room having a contemporary wood burner set within a feature fireplace, a large uPVC double glazed bay fronted window, 2x radiators, television point and wood effect flooring. With access through to:

OPEN PLAN BREAKFAST KITCHEN 12'10" x 12'5" (3.915m x 3.800)

Offering a range of fitted soft close wall and base units in grey, contrasting marble work surfaces over, a large centre island with fitted base units,

integrated dishwasher, 2x under mount sinks with a Quooker hot tap, space for an American style fridge / freezer, breakfast bar, granite tiled flooring, large Rangemaster oven, 6-ring gas hob, air extraction hood over, tiled splash backs, recessed spot lights and open plan access through to:

OPEN PLAN DINING ROOM 10'11" x 10'11" (3.332m x 3.335m)

Having ample space for a dining table / chairs, granite tiled flooring, 1x contemporary radiator, 8x floor length uPVC double glazed windows overlooking the garden and a uPVC double glazed patio door leading out to the rear / side elevation.

PLAYROOM 17'8" x 13'4" (5.394m x 4.077m)

A large family sized room currently utilised as a playroom. Having 1x radiator and a uPVC double glazed bay fronted window.

SNUG / MOVIE ROOM 7'4" x 11'1" (2.251m x 3.387m)

A comfortable sized room currently utilised as a snug / movie room, however has a multitude of uses such as a home office. Having a television point, 1x radiator and 2x velux style windows.

BEDROOM ONE 13'3" x 23'9" (4.045m x 7.256m)

A large room of double proportions which is located on the ground floor. Having ample space for wardrobes / drawers, 2x uPVC double glazed patio doors leading out to the rear elevation, a uPVC double glazed window to the rear offering open aspect countryside views and a solid oak door leading into:

ENSUITE BATHROOM

A stunning 4-piece bathroom suite comprising of: a freestanding bath with a floor length mixer tap, separate hand held shower head, large vanity sink with a waterfall mixer tap, contemporary walk-in shower with a fitted rainfall shower head, hand held shower head, push button w.c, granite tiled flooring, split faced tiles, recessed spot lights, 1x chrome towel radiator, fitted storage cupboard and a large uPVC double glazed window to the rear elevation offering open aspect views.

BEDROOM TWO 12'4" x 11'3" (3.777m x 3.433m)

Another room of double proportions having 1x radiator, ample space for a wardrobe / drawers and a uPVC double glazed window to the rear elevation.

FIRST FLOOR / LANDING

Having 2x velux style windows offering an abundance of natural light. With access to:

INNER HALL

With recessed spot lights and access to bedrooms and family bathroom.

BEDROOM THREE 11'2" x 19'3" (3.416m x 5.875m)

A room of double proportions having 3x velux style windows, ample space for wardrobes / drawers and 1x radiator.

BEDROOM FOUR 18'5" x 11'0" (5.637m x 3.378m)

Another room of double proportions having ample space for a wardrobe / drawers, 1x radiator and 3x velux style windows.

BEDROOM FIVE 8'6" x 13'0" (2.591m x 3.967m)

Yet again another room of double proportions having 1x radiator, storage in the eaves, space for a wardrobe / drawers and 2x velux style windows.

HOUSE BATHROOM

A 3-piece bathroom comprising of: a panelled bath with wall mounted mixer

tap, rainfall shower head over, push button w.c, vanity sink with a wall mounted mixer tap, wood effect flooring, tiled walls, 2x velux style windows and an extractor fan.

EXTERNALLY

Externally to the front elevation is a large driveway, access to the integral garage, a mature lawn with shrubs, flower beds, trees, outdoor lighting and water supply. To the rear elevation is an enclosed garden having open aspect views, a mature lawn and trees.

360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/sandy-hall-lane>

PUBLISHING

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PROPERTY DETAIL

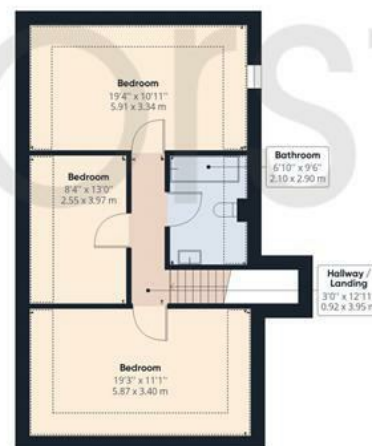
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OUTSIDE

Externally to the front elevation is a large driveway, access to the integral garage, a mature lawn with shrubs, flower beds, trees, outdoor lighting and water supply. To the rear elevation is an enclosed garden having open aspect views, a mature lawn and trees.



Approximate total area⁽¹⁾

2780.13 ft²

258.28 m²

Reduced headroom

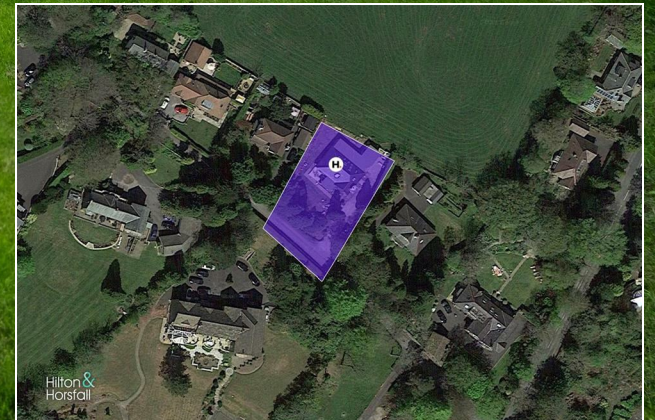
202.67 ft²

18.83 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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





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