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## Maylands Place, Barrowford

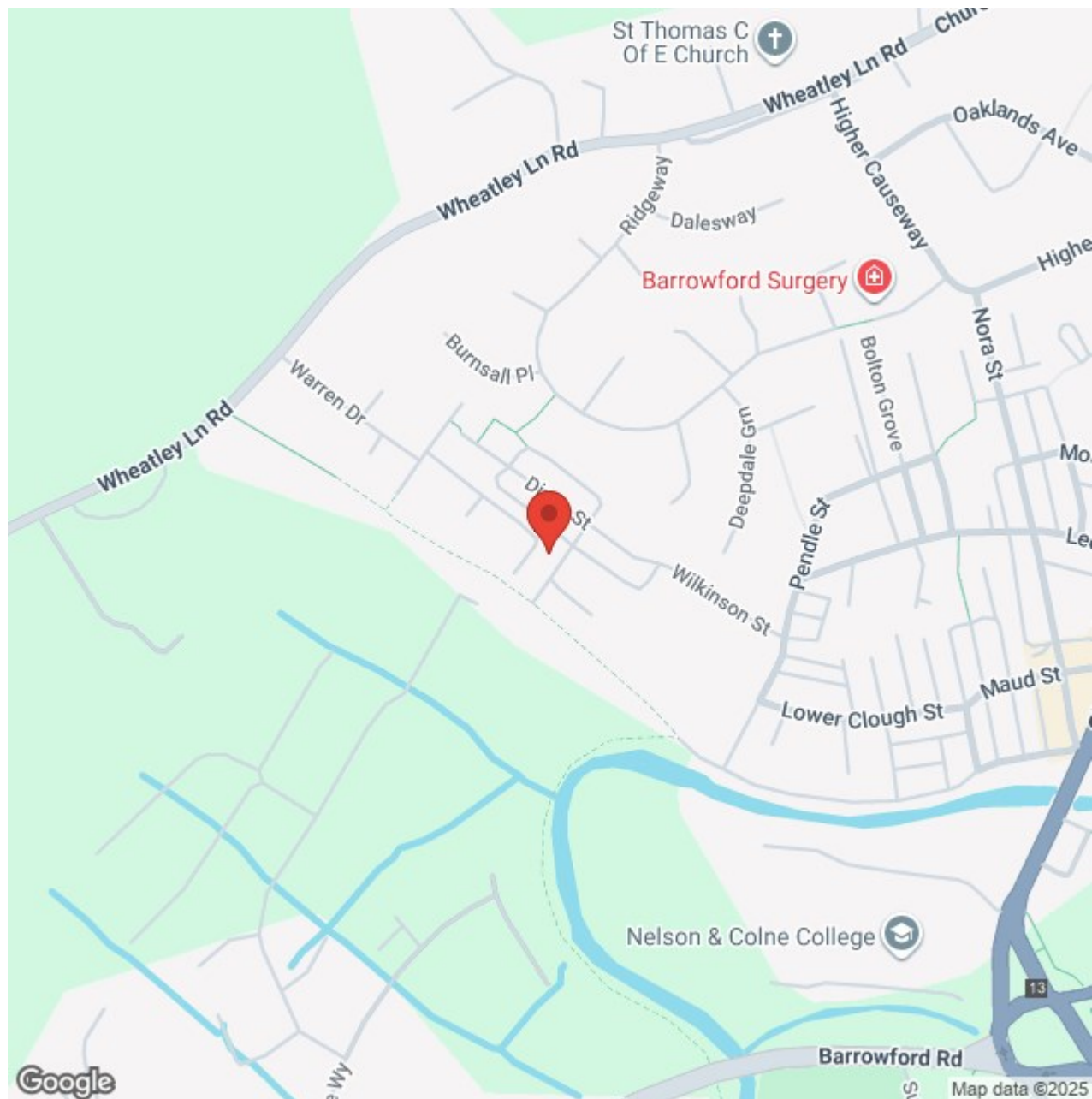
### Offers In The Region Of £279,950

- Three-bedroom semi-detached home in a sought-after Barrowford location
- Spacious open plan living and dining area with French doors to the garden
- Modern fitted kitchen with adjoining utility room and garage access
- Contemporary family bathroom finished in neutral tones
- Driveway providing off-road parking and a garage
- Close to St Thomas C of E School, Wheatley Lane Road School and local amenities

Nestled on a quiet cul-de-sac in the heart of Barrowford, 1 Maylands Place is a beautifully presented three-bedroom semi-detached home offering modern living in a highly sought-after location. The property features a spacious open plan living and dining area with French doors leading to the garden, a stylish fitted kitchen, and a practical utility room providing access to the garage. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home enjoys a driveway, garage, and a private rear garden with a patio and lawned area—perfect for entertaining or relaxing. Ideally positioned close to St Thomas C of E Primary School, Wheatley Lane Road Primary School, and St Thomas Church, this property combines comfort, style, and convenience within one of Barrowford's most desirable residential settings.













# Lancashire

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## GROUND FLOOR

### ENTRANCE PORCH

#### HALLWAY

The entrance hall offers a welcoming first impression with wood-effect flooring and a staircase leading to the first floor. It provides access to the ground floor WC and the spacious open plan living room, setting the tone for the rest of the home.

#### GROUND FLOOR WC

The ground floor WC is fitted with a modern two-piece suite comprising a low-level toilet and a wash basin with tiled splashback. Neutrally decorated and conveniently located off the entrance hall, it provides a practical addition to the home.

### LIVING ROOM / DINING AREA 12'5" x 23'0" (3.80m x 7.02m)

The spacious open plan living and dining area offers a bright and welcoming setting, featuring modern décor, a stylish feature wall with an inset fireplace, and large windows that fill the room with natural light. Wood-effect flooring runs throughout, complementing the neutral tones and creating a warm, homely feel. The dining area provides ample space for a family table and chairs, with French doors leading out to the rear patio and garden—perfect for entertaining or relaxing with family.

### KITCHEN 8'0" x 11'8" (2.45m x 3.58m)

The modern kitchen is fitted with a range of sleek cream high-gloss wall and base units complemented by wood-effect work surfaces and tiled splashbacks. It includes an integrated double oven, gas hob with extractor hood, and ample space for appliances. A large rear-facing window provides a pleasant outlook over the garden, allowing plenty of natural light to fill the space, while a glazed door leads conveniently through to the utility room.

### UTILITY ROOM 9'1" x 7'10" (2.78m x 2.39m)

The utility room offers additional storage and workspace, fitted with matching high-gloss units and a contrasting worktop. There is

plumbing for a washing machine and space for further appliances, making it a practical area for everyday use. A rear-facing window and external door provide natural light and access to the garden, while an internal door leads directly through to the garage.

### GARAGE 9'6" x 11'5" (2.90m x 3.50m)

With power, lighting and an 'up and over' style garage door.

## FIRST FLOOR / LANDING

### BEDROOM ONE 12'1" x 10'9" (3.69m x 3.30m)

Bedroom One is a well-proportioned double room positioned to the rear of the property, enjoying a pleasant outlook over the garden. It offers ample space for wardrobes and additional furniture, complemented by tasteful décor, wood-effect flooring, and a large window that allows plenty of natural light to fill the room.

### BEDROOM TWO 8'5" x 11'10" (2.58m x 3.62m)

Bedroom Two is a generous double room positioned to the front of the property, featuring a large window that provides plenty of natural light. The room is tastefully decorated in soft tones and offers ample space for wardrobes and additional furniture, making it an ideal bedroom for guests or family members.

### BEDROOM THREE 6'7" x 10'3" (2.02m x 3.14m)

Bedroom Three is positioned to the front of the property and is currently used as a single room, home office, or hobby space. It features a large window providing plenty of natural light, with wood-effect flooring and neutral décor, making it a versatile room suited to a variety of uses.

### BATHROOM 8'5" x 6'5" (2.58m x 1.96m)

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with an overhead shower and glass screen, a pedestal wash basin, and a low-level WC. The room is finished with fully tiled walls in neutral tones, complemented by wood-effect flooring and a chrome heated towel rail, creating a clean and contemporary look.

## 360 DEGREE VIRTUAL TOUR

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

## LOCATION

Situated in a sought-after part of Barrowford, Maylands Place enjoys a convenient location close to a range of local amenities, scenic walks, and excellent schools. The property is within easy reach of St Thomas C of E Primary School and Wheatley Lane Road Primary School, both highly regarded for their reputation and community spirit. Barrowford village itself offers a selection of independent shops, cafés, and restaurants, along with beautiful countryside surroundings and easy access to Barrowford Park. The nearby St Thomas Church adds to the area's charm and sense of community, while excellent transport links to neighbouring towns and the M65 motorway make this a perfect location for families and commuters alike.

## 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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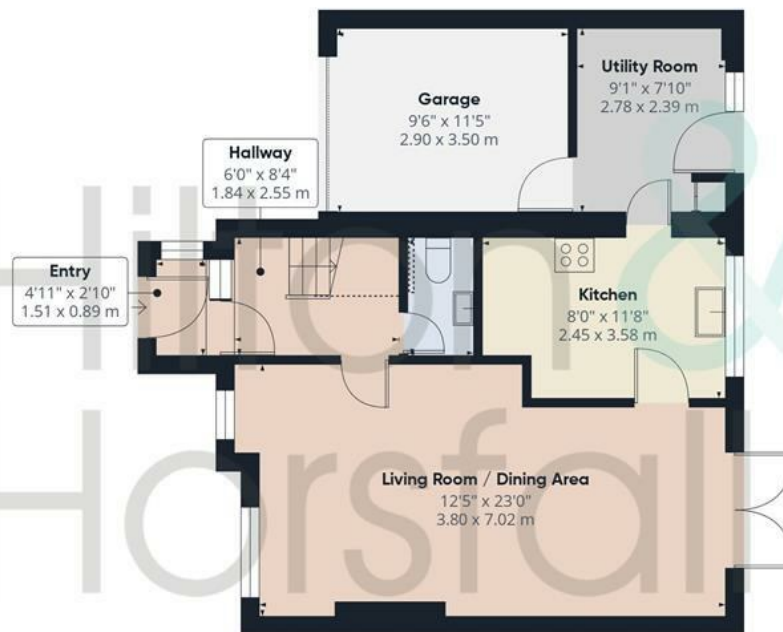
## OUTSIDE

Positioned on a peaceful cul-de-sac, the property benefits from a driveway providing off-road parking and access to a garage. To

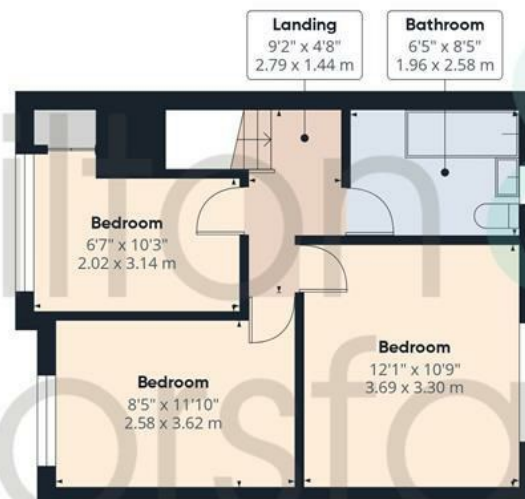
the front is a neatly maintained garden area, while the enclosed rear garden offers a lawn, patio seating area, and mature borders—ideal for outdoor dining, relaxation, and family enjoyment.







Ground Floor



Floor 1

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

1038 ft<sup>2</sup>

96.6 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.1 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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