





Hilton &  
Horsfall



BB9 8NU

## St Michaels Court, Lower Laithe Drive, Barrowford

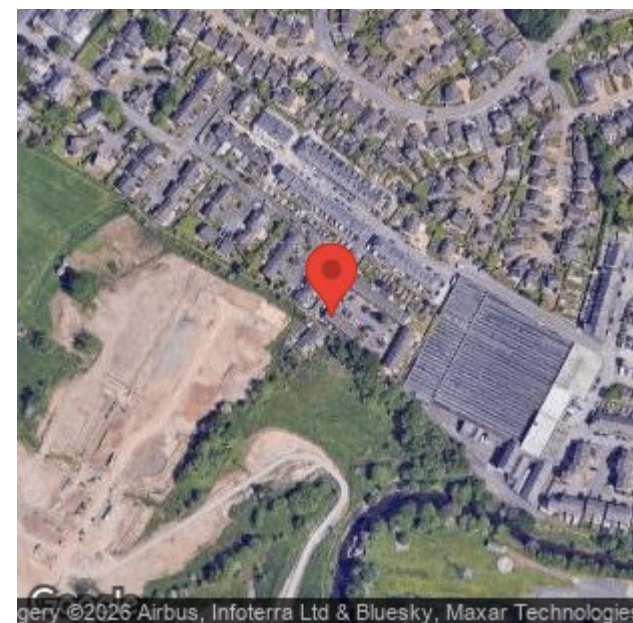
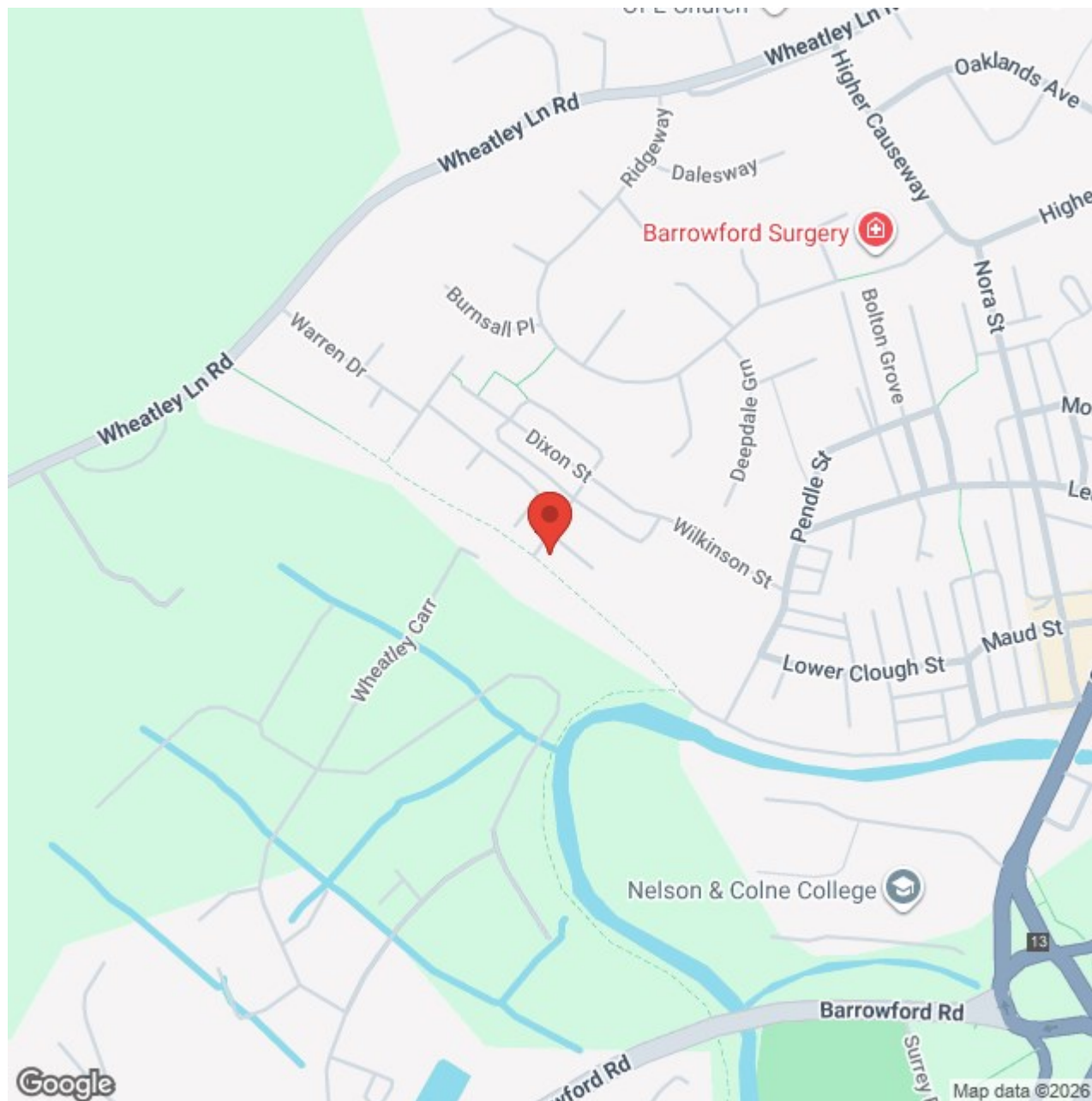
### Offers Over £199,950

- Three Bedroom Mid Mews Home • Sought After St Michaels Court Development • Spacious Living Room & Separate Dining Room • Modern Fitted Kitchen & Bathroom • South Facing Rear Garden / Sun Terrace • Driveway Providing Off Road Parking

Situated within the sought after St Michaels Court development in the heart of Barrowford, this beautifully presented three bedroom home offers well maintained accommodation throughout and would be ideal for a variety of purchasers. The property briefly comprises a spacious living room, a dining room with patio doors opening onto the rear garden, a fitted kitchen, three well proportioned bedrooms and a modern three piece bathroom suite. Externally the property benefits from a block paved driveway to the front providing off road parking. To the rear is a private and low maintenance south facing garden / sun terrace, perfect for relaxing, entertaining and enjoying the sunshine throughout the day. Conveniently located close to local amenities, well regarded schools, transport links and the picturesque village centre, an early viewing is highly recommended.











## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM 12'5" x 12'11" (3.81m x 3.96m)

A spacious and tastefully presented living room having a large window to the front elevation allowing for an abundance of natural light, modern flooring, contemporary décor and ample space for freestanding furniture. Open access leads through to the dining room creating a fantastic flow for modern day living.

#### DINING ROOM 10'7" x 8'4" (3.25m x 2.55m)

A well proportioned dining room positioned to the rear of the property, providing ample space for a family sized dining table and chairs. Having modern flooring, neutral décor and sliding patio doors opening directly onto the south facing rear garden / sun terrace, making this an ideal space for both everyday dining and entertaining guests. Open access can also be found through to the living room and kitchen.

#### KITCHEN 10'8" x 7'4" (3.26m x 2.24m)

A well maintained fitted kitchen offering a range of matching wall and base units, contrasting working surfaces and tiled splashbacks. Having an inset sink with drainer, integrated oven, four ring gas hob with extractor over, plumbing for a washing machine, space for a freestanding fridge / freezer and a window overlooking the rear garden. The kitchen also benefits from modern flooring and provides ample storage and preparation space.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 10'9" x 10'0" (3.28m x 3.06m)

well proportioned double bedroom positioned to the rear of the property, tastefully decorated and enjoying pleasant outlooks over the rear aspect. Having ample space for bedroom furniture, fitted carpet, a large window allowing for plenty of natural light and a striking feature panelled wall creating an attractive focal point within the room.

#### BEDROOM TWO 10'9" x 8'4" (3.30m x 2.56m)

A well presented bedroom positioned to the front of the property, having a window allowing for plenty of natural light, fitted carpet and space for freestanding bedroom furniture. The room is tastefully decorated throughout and would make an ideal guest bedroom, child's room or home office if required.

#### BEDROOM THREE 6'5" x 7'5" (1.97m x 2.27m)

A versatile third bedroom positioned to the front of the property, currently utilised as a dressing room and home office. Having modern flooring, a window allowing for plenty of natural light and space for freestanding furniture. This room would make an ideal child's bedroom, nursery, study or hobby room depending on individual requirements.

#### BATHROOM 5'6" x 6'0" (1.69m x 1.85m)

A modern three piece bathroom suite comprising a panelled bath with shower over, low level WC and vanity wash basin. Having partially tiled walls, contemporary chrome heated towel radiator, fitted flooring and a frosted window allowing for natural light whilst maintaining privacy. A clean and well presented space serving all three bedrooms.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/lower-laithe-drive-bford>

#### LOCATION

Situated within the desirable St Michaels Court development in the heart of Barrowford, this property enjoys a convenient village location close to a wealth of local amenities. Barrowford offers an excellent selection of independent boutiques, cafés, restaurants, supermarkets and traditional public houses, together with the beautiful grounds of Barrowford Memorial Park. Well regarded primary and secondary schools are within easy reach, whilst excellent transport links via the M65 motorway provide straightforward access to Burnley, Preston, Manchester and beyond. The surrounding countryside and nearby Pendle Hill

offer an abundance of scenic walks and outdoor pursuits, making this a fantastic location for families and professionals alike.

#### 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

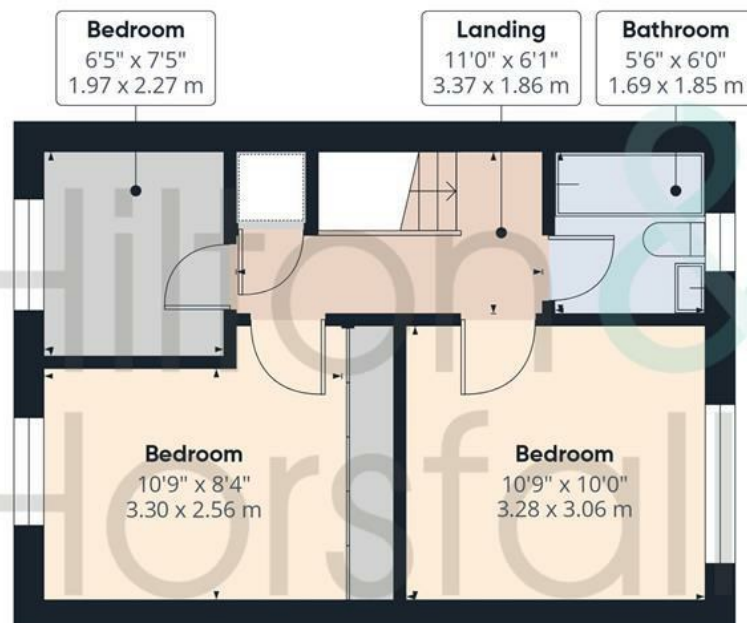


To the front of the property is a block paved driveway providing off road parking. To the rear is a beautifully presented and low maintenance south facing garden / sun terrace, offering an excellent space for relaxing, outdoor dining and entertaining.

Predominantly laid with attractive stone paving and decorative gravel, the garden is enclosed by fencing and mature hedging, creating a pleasant degree of privacy whilst enjoying sunshine throughout much of the day. A gate provides rear access.



Ground Floor



Floor 1



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

724 ft<sup>2</sup>

67.2 m<sup>2</sup>

(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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