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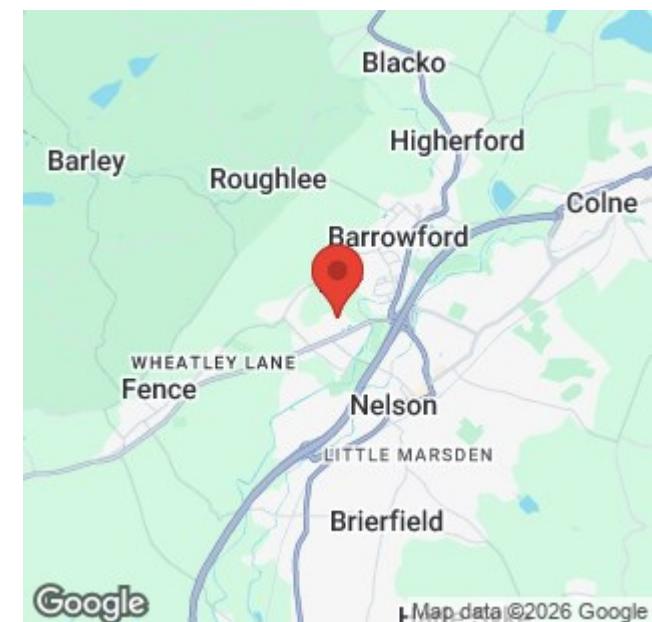
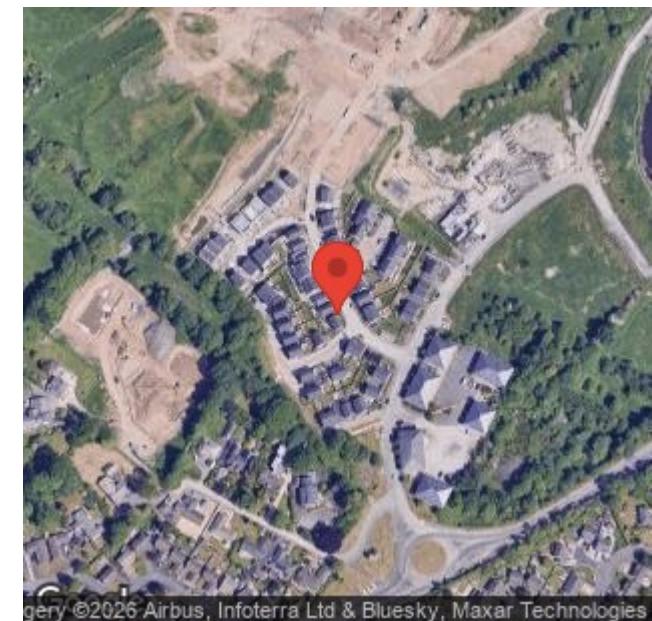
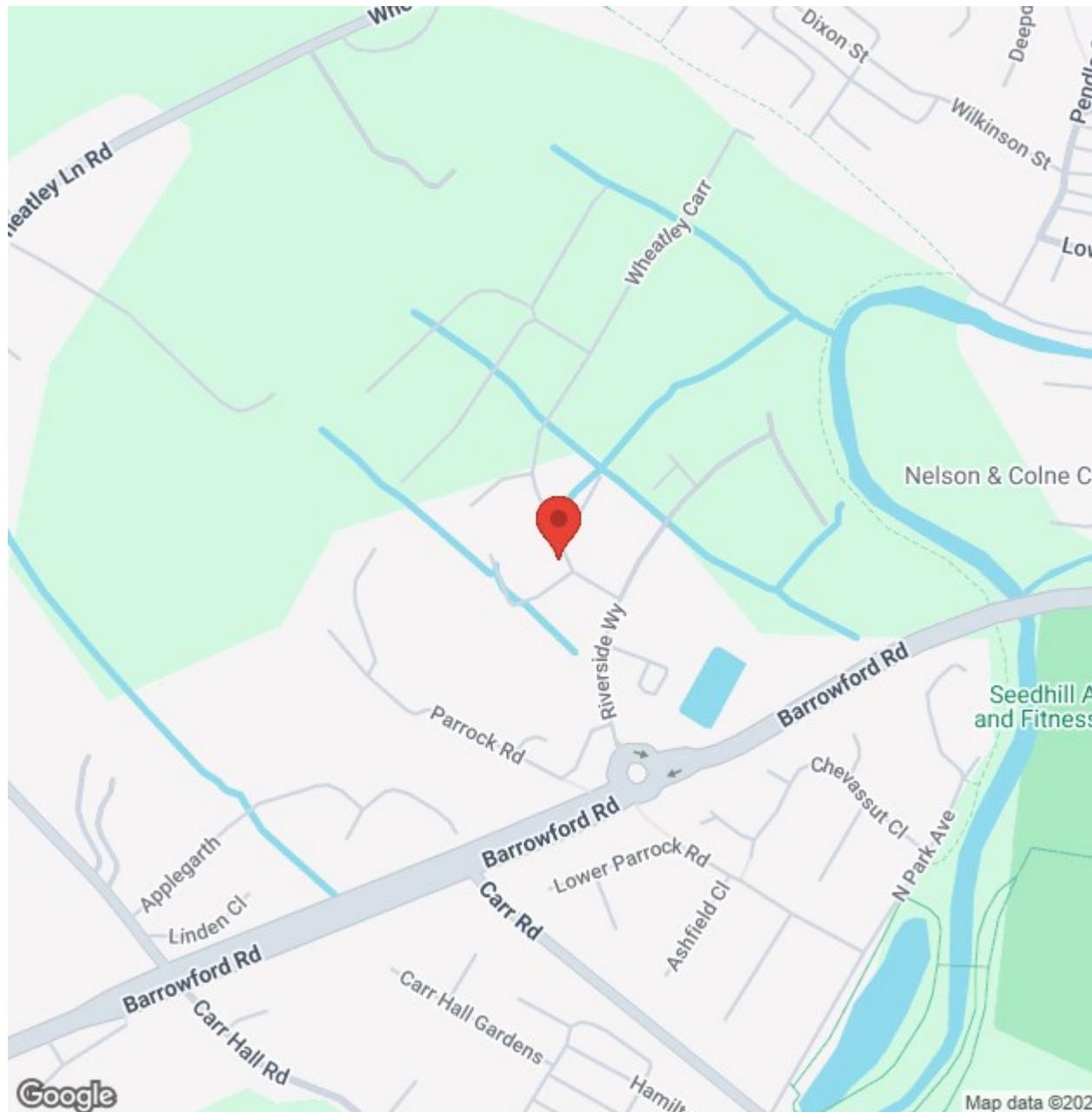
## Trough Laithe Road, Barrowford

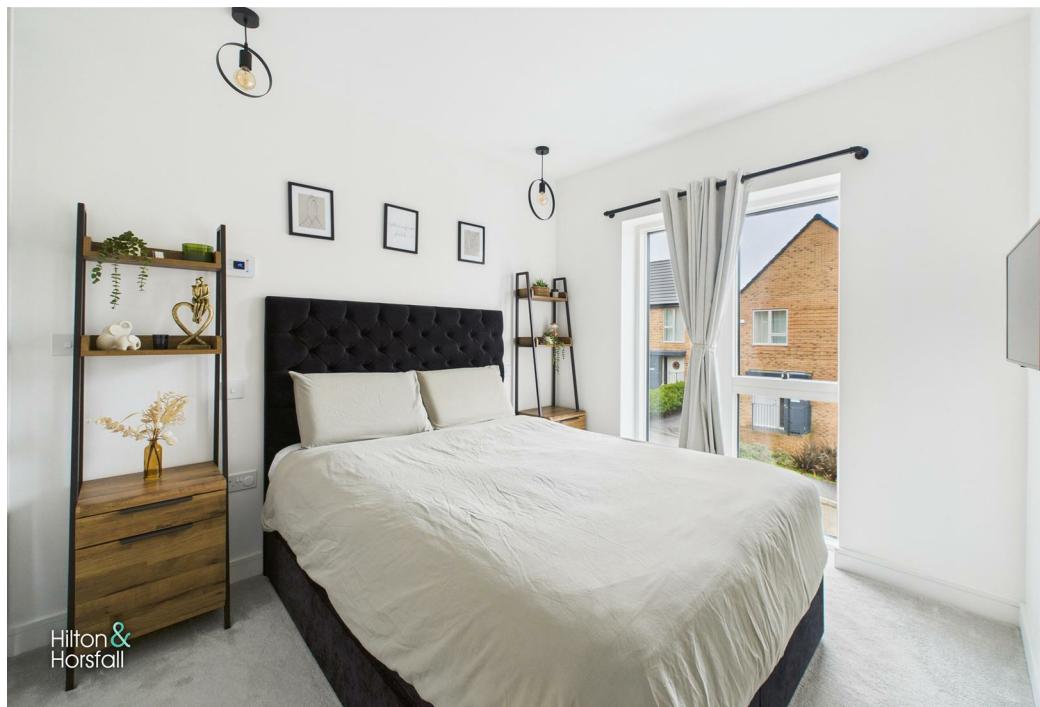
### Offers Over £330,000

- Modern three bedroom detached home
- Recently constructed on the Keld development
- Spacious dining kitchen and living room
- Principal bedroom with dressing room and en-suite
- Contemporary family bathroom and separate shower room
- Offered for sale with no onward chain

An attractive and recently constructed three bedroom detached home, positioned on the highly regarded Keld development by Northstone in Barrowford. The property offers well-planned and contemporary accommodation throughout, including a welcoming living room, a spacious dining kitchen and a useful ground floor utility room with WC. Finished in a modern style with neutral décor, the home is ideally suited to a range of buyers seeking comfortable, low-maintenance living. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a walk-in dressing room and a stylish en-suite shower room, complemented by a modern family bathroom and an additional separate shower room. Externally, the property features an enclosed rear garden with patio and decked seating areas, along with a driveway providing off-road parking. Offered for sale with no onward chain, this superb home is perfectly placed for local amenities, countryside walks and excellent commuter links.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE

#### LIVING ROOM 17'5" x 11'8" (5.33m x 3.57m)

A bright and well-proportioned living room positioned to the front of the property, enjoying excellent natural light via full-height windows. Finished with modern flooring and neutral décor, the space offers a comfortable and welcoming setting for everyday living, with ample room for a range of furniture layouts. A contemporary yet cosy room, perfectly suited to relaxing or entertaining.

#### DINING KITCHEN 16'1" x 11'10" (4.92m x 3.61m)

A stylish and well-appointed dining kitchen fitted with a modern range of wall and base units complemented by integrated appliances and generous worktop space. The layout provides ample room for a dining table, creating a practical and sociable hub for everyday living. Finished with contemporary flooring, tiled splashbacks and recessed ceiling lighting, the space is further enhanced by a rear window overlooking the garden, delivering excellent natural light.

#### UTILITY / WC 8'5" x 5'3" (2.58m x 1.62m)

A practical and well-designed utility room incorporating fitted shelving, worktop space and plumbing for appliances, providing excellent additional storage. The room also houses a modern two-piece cloakroom suite, making it ideal for everyday family use and guests alike.

#### STORE ROOM 3'0" x 6'8" (0.93m x 2.04m)

#### FIRST FLOOR / LANDING

A bright and spacious first-floor landing providing access to all three bedrooms, the bathroom and shower room. Finished with neutral décor and soft carpeting, the area benefits from natural light and includes space suitable for occasional furniture or decorative features, creating a pleasant and airy feel.

#### BEDROOM ONE 9'10" x 11'10" (3.00m x 3.62m)

A generous principal bedroom enjoying a pleasant outlook and finished with neutral décor and soft carpeting. The room comfortably accommodates a double bed along with additional bedroom furniture and benefits from direct access to a walk-in dressing room and a modern en-suite shower room, creating a private and well-designed main bedroom suite.

#### ENSUITE SHOWER ROOM 6'11" x 4'9" (2.13m x 1.45m)

A contemporary en-suite shower room fitted with a modern three-piece suite, including a walk-in shower enclosure, wash basin and WC. Finished with stylish tiling and a heated towel radiator, the space offers a clean and practical design to complement the principal bedroom.

#### WALK-IN WARDROBE 7'4" x 5'5" (2.25m x 1.67m)

A well-designed walk-in dressing room offering excellent hanging and storage space, providing a practical and organised extension to the principal bedroom. Finished with neutral décor and natural light, this space adds a touch of luxury and convenience to the main bedroom suite.

#### BEDROOM TWO 8'8" x 11'4" (2.66m x 3.46m)

A bright and well-proportioned bedroom benefiting from dual aspect windows to the rear and side, allowing for excellent natural light throughout the day. Finished with neutral décor and soft carpeting, the room offers flexibility for use as a double bedroom, guest room or home office.

#### BEDROOM THREE 8'4" x 10'10" (2.55m x 3.31m)

A well-proportioned bedroom enjoying a pleasant outlook and finished with neutral décor and soft carpeting. The room provides flexible accommodation, ideal for use as a bedroom, nursery or home office, and comfortably accommodates a range of bedroom furniture.

#### BATHROOM 10'3" x 6'3" (3.13m x 1.93m)

A modern family bathroom fitted with a contemporary three-piece suite comprising a panelled bath with shower over, wash basin and WC. Finished with stylish tiling and complementary fittings, the room offers a clean and practical space for everyday family use.

#### LOCATION

Trough Laithe Road is situated on the sought-after Keld development by Northstone, a modern and well-designed residential neighbourhood on the edge of Barrowford. The property is ideally positioned for access to local amenities, including shops, cafés, schools and Barrowford Park, while also enjoying excellent commuter links via the M65 motorway network. Surrounded by beautiful countryside and close to Pendle Hill, the location offers the perfect balance of village living and modern convenience.

#### 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.

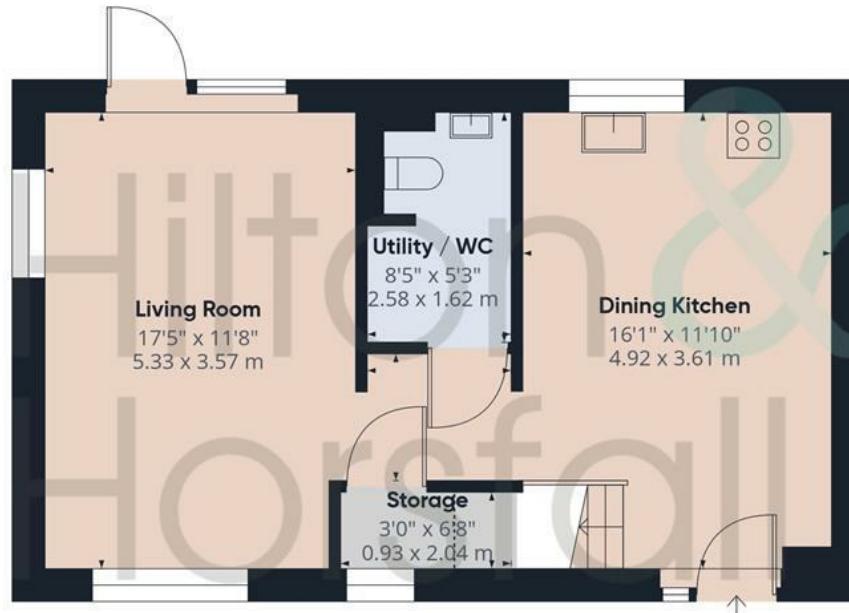


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## OUTSIDE

To the rear of the property is a low-maintenance enclosed garden, arranged with a paved patio area and an elevated decked seating space, ideal for outdoor dining and entertaining. To the front and side, the property benefits from a private driveway providing off-road parking, completing the external offering of this modern detached home.



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

956 ft<sup>2</sup>

88.9 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

0.6 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.



Floor 1



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