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St. Michaels Court, Lower Laithe Drive, Barrowford
Offers In The Region Of £210,000

• Popular Barrowford Location • Additional Garden Room With French Doors • Parking To The Front • Convenient For Village Amenities And M65 Access • Kitchen And Dining Area With Breakfast Bar • Spacious Living Room With Bay Window • Three Bedroom End Terraced Home

Situated in a residential setting within the popular village of Barrowford, this three-bedroom end terraced home offers well-presented accommodation arranged over two floors, together with parking to the front and an enclosed, low-maintenance rear garden. The property provides a practical layout suited to a range of purchasers, with particular appeal to families and those looking for a home with versatile living space. Upon entering, the hallway leads through to a spacious living room featuring a bay window to the front elevation, decorative coving and glazed double doors opening into the kitchen and dining area. The kitchen is fitted with a range of white high-gloss units, complementary work surfaces, a built-in oven, gas hob and breakfast bar, whilst the adjoining dining space comfortably accommodates a family dining table. An open archway leads through to the garden room, a useful addition to the accommodation which provides a second sitting area with windows overlooking the garden and French doors opening onto the patio. To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedroom one is a generously proportioned double room situated to the front, whilst bedroom two overlooks the rear and offers flexibility for family members or guests. The third bedroom is currently arranged as a single room and could equally serve as a home office or study. The bathroom is fitted with a three-piece suite, vanity storage and a chrome heated towel rail. Externally, the property benefits from parking to the front, whilst the enclosed rear garden has been arranged for ease of maintenance, with paved seating areas, artificial lawn areas and space for outdoor entertaining. The garden also features a hot tub, with its inclusion in the sale to be confirmed. Located in Barrowford, the property is well positioned for access to village amenities, local countryside and the M65 motorway network.

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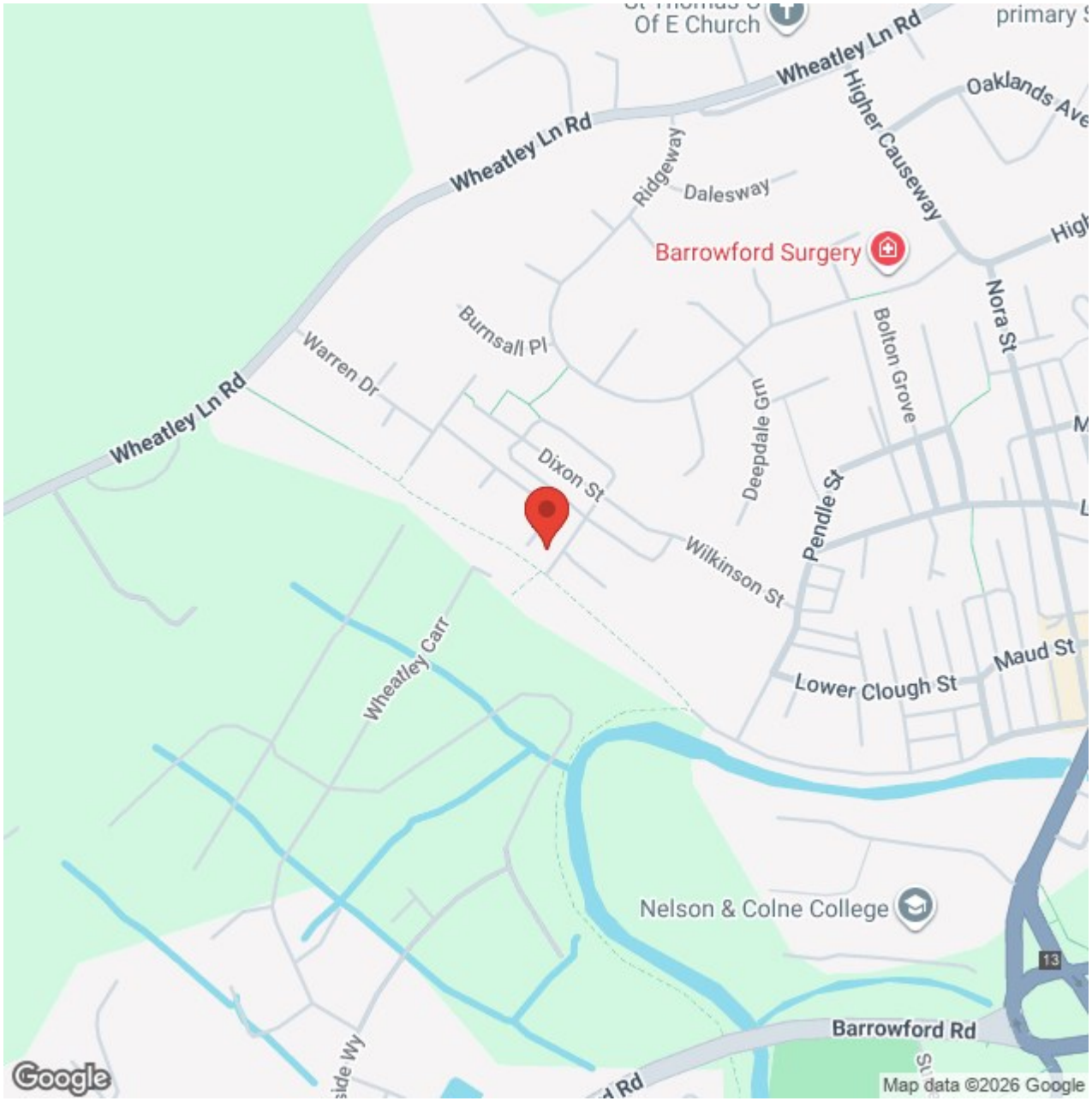
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Of E Church
Wheatley Ln Rd
Wheatley Ln Rd
Wheatley Ln Rd
Higher Causeway
Oaklands Ave
Ridgeway
Dalesway
Barrowford Surgery
Burnsall Pl
Warren Dr
Bolton Grove
Nora St
Deepdale Grn
Dixon St
Wilkinson St
Pendle St
Wheatley Carr
Lower Clough St
Maud St
Nelson & Colne College
Barrowford Rd
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Blacko
Higherford
Barley
Roughlee
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Lancashire

Situated in a residential setting within the popular village of Barrowford, this three-bedroom end terraced home offers well-presented accommodation arranged over two floors, together with parking to the front and an enclosed, low-maintenance rear garden. The property provides a practical layout suited to a range of purchasers, with particular appeal to families and those looking for a home with versatile living space. Upon entering, the hallway leads through to a spacious living room featuring a bay window to the front elevation, decorative coving and glazed double doors opening into the kitchen and dining area. The kitchen is fitted with a range of white high-gloss units, complementary work surfaces, a built-in oven, gas hob and breakfast bar, whilst the adjoining dining space comfortably accommodates a family dining table. An open archway leads through to the garden room, a useful addition to the accommodation which provides a second sitting area with windows overlooking the garden and French doors opening onto the patio. To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedroom one is a generously proportioned double room situated to the front, whilst bedroom two overlooks the rear and offers flexibility for family members or guests. The third bedroom is currently arranged as a single room and could equally serve as a home office or study. The bathroom is fitted with a three-piece suite, vanity storage and a chrome heated towel rail. Externally, the property benefits from parking to the front, whilst the enclosed rear garden has been arranged for ease of maintenance, with paved seating areas, artificial lawn areas and space for outdoor entertaining. The garden also features a hot tub, with its inclusion in the sale to be confirmed. Located in Barrowford, the property is well positioned for access to village amenities, local countryside and the M65 motorway network.

GROUND FLOOR

ENTRANCE HALL
Entrance hallway providing access to the living room and staircase leading to the first floor.

LIVING ROOM 12'5" x 12'10" (3.81m x 3.93m)
A spacious living room featuring a bay window to the front elevation allowing plenty of natural light into the room. There is wood-effect flooring, decorative coving to the ceiling, wall lighting and ample space for comfortable seating furniture. Glazed double doors provide access through to the kitchen and dining area.

KITCHEN / DINING AREA 10'6" x 16'0" (3.22m x 4.90m)
A spacious kitchen and dining area fitted with a range of white high-gloss wall and base units, complementary work surfaces and white tiled splashbacks. The kitchen incorporates a built-in electric oven, gas hob with extractor above, stainless steel sink with mixer tap and space for appliances. A breakfast bar provides additional seating, whilst the dining area offers ample space for a family dining table. Further features include wood-effect flooring, recessed ceiling spotlights, under-cabinet lighting and a window overlooking the rear garden. An open archway leads through to the garden room, creating a sociable layout ideal for everyday family living and entertaining.

GARDEN ROOM 11'2" x 9'1" (3.42m x 2.79m)
A lovely addition to the ground floor accommodation, this garden room provides a versatile second sitting area with plenty of natural light from two windows overlooking the rear garden. Featuring wood-effect flooring and French doors opening directly onto the patio, the room offers an ideal space to relax whilst enjoying views of the garden. Open access through to the kitchen and dining area creates a practical and sociable layout.

FIRST FLOOR / LANDING

BEDROOM ONE 14'6" x 9'8" (4.42m x 2.95m)
A generously proportioned double bedroom situated to the front of the property, featuring a window with decorative leaded glazing allowing plenty of natural light into the room. There is fitted carpet, a central heating radiator and ample space for a double bed, wardrobes, dressing table and additional bedroom furniture.

BEDROOM TWO 8'8" x 9'6" (2.66m x 2.92m)
A well-proportioned second bedroom situated to the rear of the property, featuring a window allowing plenty of natural light and overlooking the surrounding properties. Currently arranged as a child's bedroom, the room benefits from fitted carpet, a central heating radiator and space for bedroom furniture, making it equally suitable as a guest bedroom or home office.

BEDROOM THREE 6'4" x 7'4" (1.95m x 2.26m)
A single bedroom situated to the front of the property, featuring a window with decorative leaded glazing allowing natural light into the room. Currently arranged with a single bed, the room also benefits from wood-effect flooring and neutral grey décor. This versatile space could alternatively be used as a home office or study.

BATHROOM 5'4" x 6'0" (1.64m x 1.85m)
Fitted with a three-piece suite comprising a panelled bath, low-level WC and wash hand basin, together with an additional wash hand basin set within a vanity unit providing useful storage beneath. The bathroom features tiled walls with contrasting black and white splashback tiling, wood-effect flooring, a chrome heated towel rail and a frosted window providing natural light and ventilation.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/stmichaelscourtbarrowford

LOCATION
The property is situated in the popular village of Barrowford, a well-established residential area within the Borough of Pendle. The village offers a range of independent shops, cafés, restaurants and everyday amenities, together with access to Barrowford Park and the Pendle Heritage Centre. The surrounding countryside provides opportunities for walking and outdoor pursuits, whilst the nearby M65 motorway network offers convenient road connections towards Burnley, Blackburn and the wider North West. The neighbouring towns of Nelson and Colne provide further shopping facilities and transport connections. Barrowford continues to attract buyers seeking village amenities alongside access to both countryside and larger surrounding towns.

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These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order.
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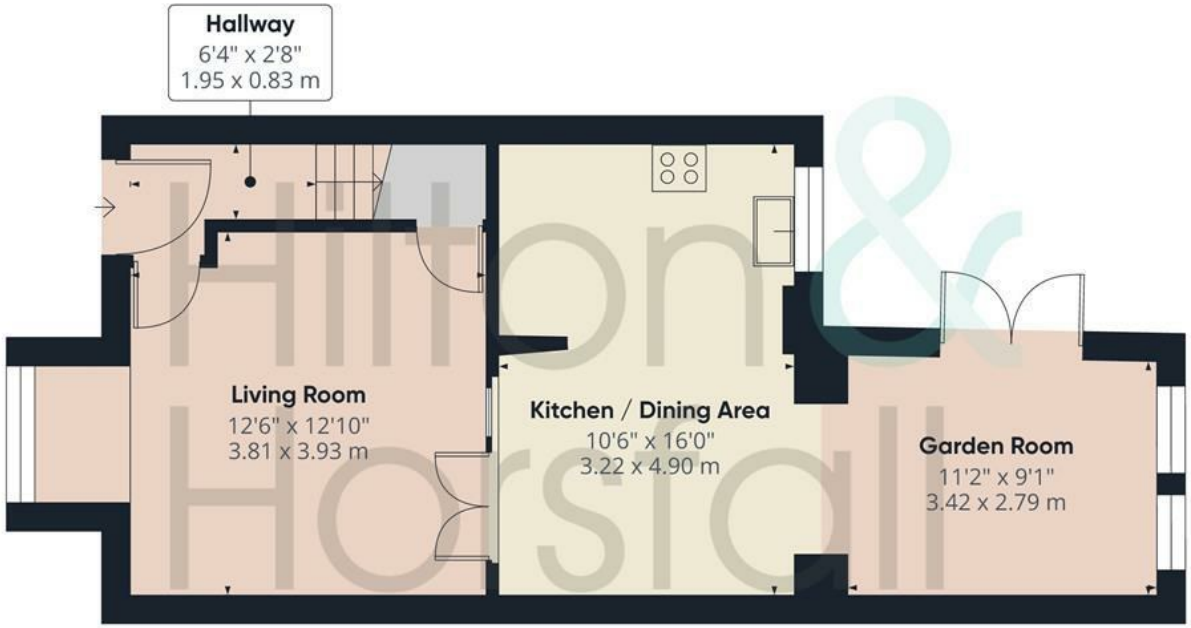

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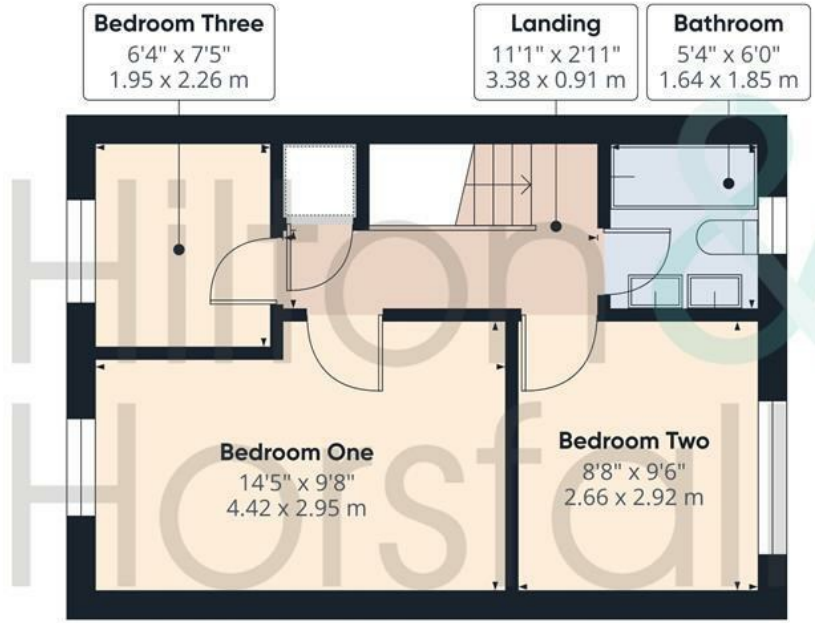
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OUTSIDE

To the front of the property is a parking area providing convenient off-road parking, with a pathway leading to the main entrance. To the rear is an enclosed, low-maintenance garden arranged over different levels, incorporating paved patio areas, artificial lawn areas and space for outdoor seating and entertaining. The garden room opens directly onto the patio through French doors, providing a practical connection between the internal living accommodation and outside space. A raised seating area provides an additional place to relax, whilst the garden also currently features a hot tub, with its inclusion in the sale to be confirmed. The combination of paved areas and artificial grass makes the garden particularly suitable for those seeking manageable outdoor space.



Ground Floor



Floor 1



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Approximate total area(1)

818 ft²

76.1 m²

(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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