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BB9 6QW

Wheatley Lane Road, Barrowford
Offers In The Region Of £389,950

• Wonderful Open Aspect Countryside Views To The Rear And Side • Impressive Extended Open-Plan Dining Kitchen / Sitting Room • Generous Rear Garden With Spacious Patio Areas • Substantial Driveway With EV Charging Point • Versatile Attached Garage With Home Office And Gym Areas • Three Bedroom Semi-Detached Family Home

Occupying a fantastic position on Wheatley Lane Road in the highly regarded village of Barrowford, this beautifully presented three-bedroom semi-detached home enjoys wonderful open aspect views across the adjoining countryside to the rear and side. Offering an excellent combination of contemporary living accommodation, generous outdoor space and a versatile attached garage, the property is ideally suited to modern family life. A particular highlight is the impressive extended dining kitchen and sitting room, creating a superb open-plan space for relaxing, dining and entertaining. The stylish kitchen incorporates a range of contemporary handleless units and integrated cooking appliances, whilst the extended sitting area benefits from large roof windows and glazed doors opening directly onto the rear garden, allowing natural light to flood the accommodation. A separate bay-fronted living room provides an additional reception space, featuring an attractive fireplace and fitted storage. The ground floor also includes a useful entrance porch, welcoming hallway and WC. To the first floor are three well-presented bedrooms, including a spacious principal bedroom enjoying beautiful countryside views to the rear, together with a contemporary four-piece family bathroom. Externally, the property benefits from a substantial driveway providing off-road parking, an EV charging point and an exceptionally versatile attached garage, currently arranged to accommodate home office, gym and storage areas, with French doors opening onto the rear patio. The generous rear garden offers an excellent setting for outdoor entertaining, with spacious paved seating areas, a lawn and planted borders, all complemented by the wonderful open outlook across the surrounding countryside. Conveniently positioned for the amenities of Barrowford village and access to the wider motorway network, this is an excellent opportunity to acquire a spacious family home in a particularly appealing setting.

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BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


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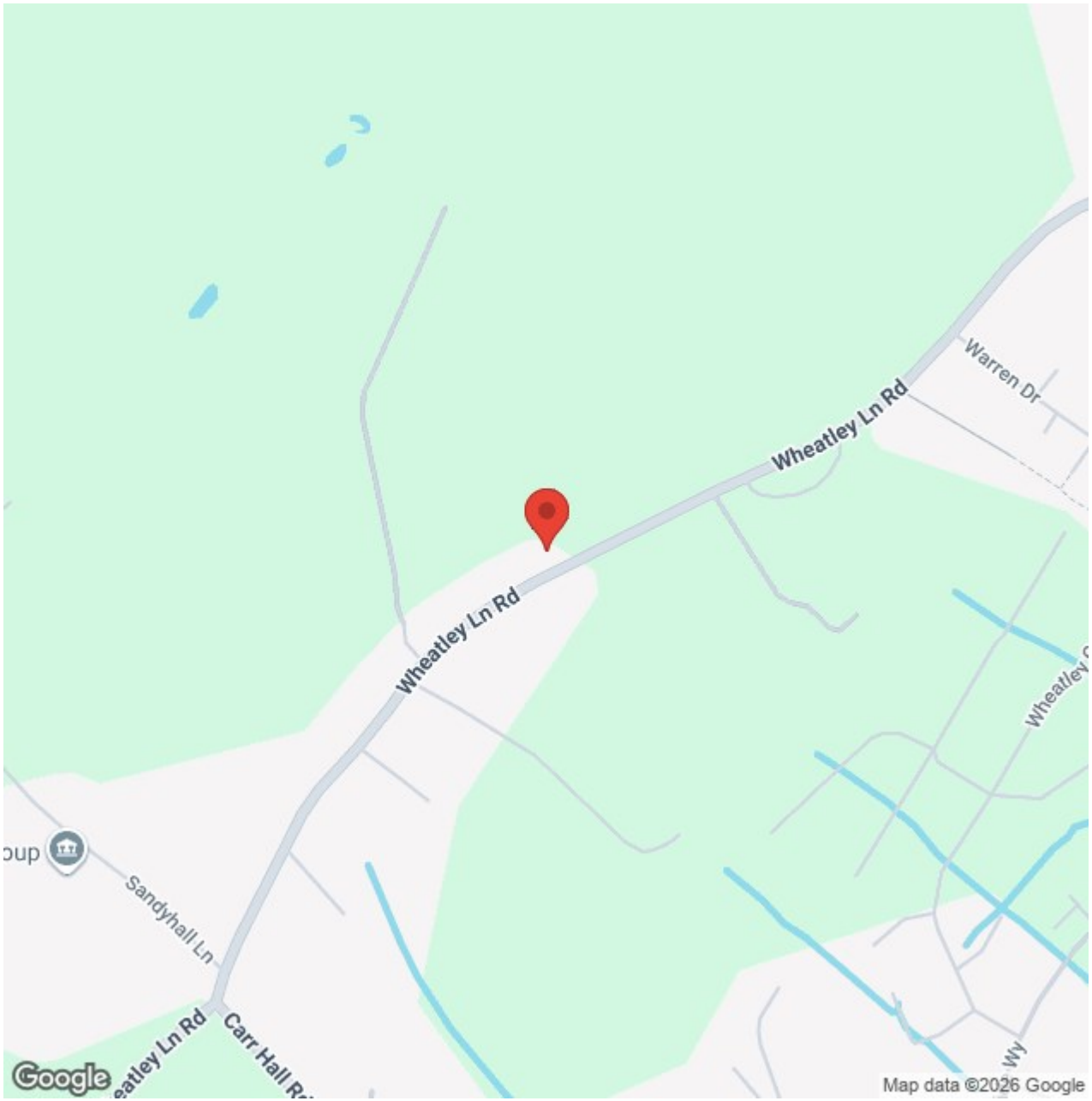
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Lancashire

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GROUND FLOOR

ENTRANCE PORCH
A useful entrance porch providing a practical space for storing coats and shoes before entering the main hallway.

HALLWAY 14'6" x 6'7" (4.43m x 2.02m)
A welcoming entrance hallway featuring attractive herringbone-effect flooring, a staircase leading to the first floor with a timber handrail and contrasting black spindles, and a window fitted with wooden Venetian blinds. The hallway provides access to the ground floor accommodation and benefits from decorative wall panelling, creating a smart and inviting first impression.

GROUND FLOOR WC 3'8" x 2'4" (1.12m x 0.73m)
A useful ground floor WC fitted with a contemporary vanity wash basin with storage cupboard beneath, matt black mixer tap and contrasting splashback. Featuring a frosted glazed window providing natural light and privacy, together with neutral décor.

LIVING ROOM 12'2" x 10'3" (3.72m x 3.14m)
A beautifully presented living room positioned to the front of the property, featuring a large bay window which allows plenty of natural light to fill the space. The room benefits from a feature fireplace with a decorative tiled inset, traditional-style surround and contrasting hearth, with fitted shelving and cupboards to either side providing useful storage and display space. Further features include decorative coving, a ceiling rose with feature light fitting, neutral décor and fitted carpeting, creating a comfortable and inviting reception room.

DINING KITCHEN / SITING ROOM 18'9" x 16'7" (5.74m x 5.06m)
An impressive open-plan dining kitchen and sitting room forming the heart of the home, incorporating the ground floor extension and providing a superb space for everyday family living and entertaining. The contemporary kitchen features a range of stylish grey and white handleless wall and base units with contrasting work surfaces, complementary tiled splashbacks, an inset sink with matt black mixer tap, integrated cooking appliances and space for an American-style fridge freezer. The room is finished with attractive herringbone-effect flooring throughout, recessed ceiling spotlights and two large roof windows which flood the extended area with natural light. The sitting area enjoys views over the rear garden through glazed doors, whilst the dining area features decorative wall panelling and a contemporary wall-mounted fireplace, creating an inviting space for family meals and entertaining. Glazed doors open directly onto the rear garden, providing a connection between the indoor living space and the surrounding countryside.

FIRST FLOOR / LANDING
A light and airy first floor landing featuring a window to the side elevation allowing natural light to enter the stairwell. Finished with neutral décor, fitted carpeting and a timber balustrade, the landing provides access to all three bedrooms and the house bathroom.

BEDROOM ONE 11'11" x 11'5" (3.65m x 3.48m)
A spacious and beautifully presented double bedroom positioned to the rear of the property, enjoying far-reaching views across the adjoining open countryside. The room features attractive decorative wall panelling behind the bed, stylish pendant bedside lighting, neutral décor and fitted carpeting. A large window allows plenty of natural light to enter while making the most of the delightful rural outlook, creating a comfortable and relaxing principal bedroom.

BEDROOM TWO 10'8" x 11'4" (3.26m x 3.46m)
A well-proportioned double bedroom positioned to the front of the property, featuring an extensive range of fitted wardrobes extending across one wall, providing excellent storage space. A window to the front elevation allows plenty of natural light to enter, whilst neutral décor, fitted carpeting and a contemporary ceiling light fitting complete this comfortable and practical bedroom.

BEDROOM THREE 5'11" x 6'8" (1.81m x 2.04m)
A well-presented third bedroom positioned to the front of the property, currently arranged as a nursery and featuring attractive decorative wall panelling, neutral décor and fitted carpeting. A window to the front elevation provides natural light, whilst the room offers flexibility for use as a nursery, child's bedroom or home office.

BATHROOM 7'11" x 6'6" (2.43m x 2.00m)
A contemporary house bathroom fitted with a four-piece suite comprising a panelled bath with mixer taps, a separate walk-in shower enclosure with glass screen and rainfall showerhead, a vanity wash basin with storage cupboard beneath and a low-level WC. The room features stylish grey wall tiling with contrasting mosaic-effect feature tiles within the shower area, a black heated towel rail, recessed ceiling spotlights and a frosted window providing natural light and privacy.

GARAGE / GYM / STUDY AREA 28'0" x 11'11" (8.54m x 3.65m)
A particularly spacious attached garage offering excellent versatility, currently utilised as a combination of home office, gym and storage space. The garage benefits from an electrically operated sectional garage door to the front, recessed ceiling spotlights, windows providing natural light and glazed French doors to the rear opening directly onto the paved patio and garden. The interior incorporates an area with wood-effect flooring and decorative timber slat wall panelling, alongside a practical gym area with rubber flooring. Offering considerable flexibility for a variety of uses, including hobbies, exercise, working from home and general storage.

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

LOCATION
Situated along Wheatley Lane Road in the highly regarded village of Barrowford, the property enjoys an appealing position with open countryside views to the rear and side, whilst remaining conveniently placed for a wide range of local amenities. Barrowford village offers a selection of independent shops, boutiques, cafés, bars and restaurants, together with the popular Pendle Heritage Centre and opportunities for countryside walks. The surrounding area provides access to the scenic landscapes of Pendle and neighbouring villages, whilst the nearby M65 motorway offers convenient connections towards Burnley, Blackburn and the wider North West. With Nelson and Colne also within easy reach, the location combines village amenities, countryside surroundings and accessibility, making it an attractive setting for family living.

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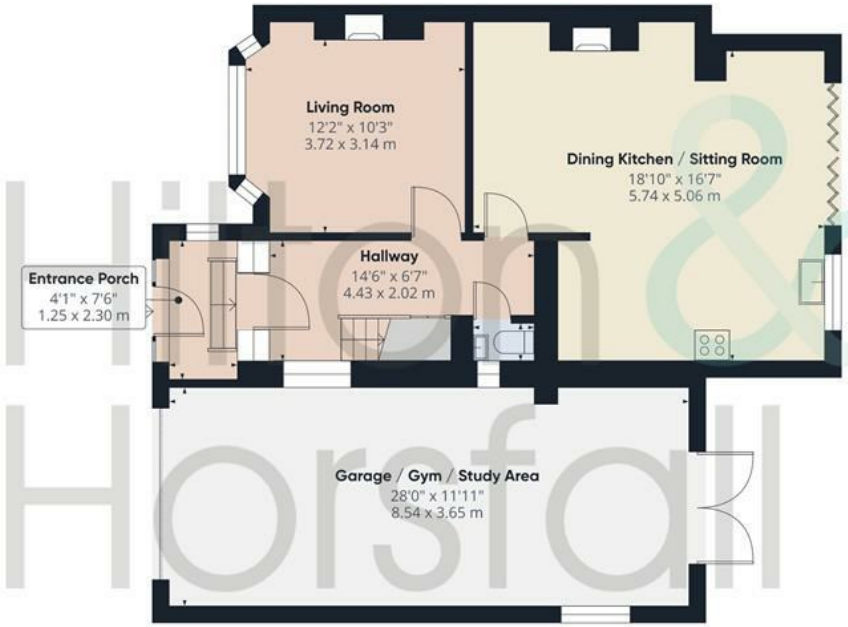
OUTSIDE

Occupying an excellent position on Wheatley Lane Road, the property benefits from a substantial driveway to the front providing off-road parking, together with an EV charging point and access to the spacious attached garage. To the rear is a generous garden enjoying wonderful open aspect views across the adjoining countryside, creating an attractive setting for outdoor living and entertaining. The garden incorporates extensive paved patio areas providing ample space for outdoor seating and dining, together with a lawn, planted borders and contemporary fencing. Glazed doors from the extended dining kitchen and sitting room open directly onto the patio, whilst additional French doors provide access to the attached garage, currently utilised as a home office, gym and storage space. The open countryside outlook to the rear and side is a particularly appealing feature of this property, offering a wonderful backdrop to the garden and outdoor entertaining areas.



Ground Floor



Floor 1



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Approximate total area(1)

1271 ft²

118.1 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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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024