





## PROPERTY DESCRIPTION

Set in a highly desirable location and enjoying a pleasant open aspect from the front and lovely far reaching views from the rear, this well-proportioned, extremely appealing semi-detached home is a must for an internal viewing to fully appreciate the many impressive and advantageous attributes it has to offer. Having the benefit of a very delightful, somewhat private garden at the rear and off-road parking for up to three cars, with space for a caravan at the front, this desirable abode is perfectly situated for access into the ever popular village of Barrowford. A great family home, within comfortable walking distance to St Thomas C.E. Primary School, which has a 2023 Ofsted rating of outstanding, boutique shops, cafes and Booths Supermarket, with the Heritage Centre and Barrowford Park also being close by.

## FEATURES

- Extremely Appealing Semi-Detached Hse
- Open Aspect to Front & Views to Rear
- Highly Desirable Village Location
- Excellent, Well Presented Family Home
- Hall & Spacious Lounge with Patio Doors
- Ftd Dining Kitchen, Pantry, Utility & GF WC
- 3 Good Sized Beds – All with Lovely Views
- 3 Pc Bathroom with Shower Over Bath
- Delightful Garden at the Rear
- Parking for 3 Cars, Space for Caravan
- PVC DG & Gas Central Heating
- Viewing Essential to Fully Appreciate





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC double glazed, frosted glass entrance door. Open staircase to the first floor, with a spindled balustrade, pvc double glazed window, radiator and tiled floor. There is also a useful built-in storage cupboard, with an additional cupboard above, and a further, small under-stairs storage cupboard.

#### Lounge

20' 0" x 11' 2" (6.10m x 3.40m)

This delightful, spacious room has a pvc double glazed window, a pvc double glazed patio door, leading out to the rear garden, a picture rail and two radiators.

#### Dining Kitchen

13' 11" x 9' 10" plus recesses (4.24m x 3.00m plus recesses)

The generously proportioned kitchen allows ample space for a family sized dining table and overlooks the lovely garden, with views beyond. It is fitted with a extensive range of white units and drawers, with concealed lighting under the wall units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. There is also a built-in electric double oven/grill, a gas hob, with an extractor hood over, plumbing for a dishwasher and the gas condensing combination central heating boiler is housed in a cupboard matching the units. The kitchen has two pvc double glazed windows, a radiator, tiled floor and a door leading into the side/rear hall.

#### Side/Rear Hall

This second entrance hall is fitted units and a laminate worktop, has a double glazed external door which leads out to the side of the house and additional double glazed, frosted glass external door leading out to the rear.

#### Pantry

5' 9" x 3' 0" (1.75m x 0.91m)

This very useful pantry has fitted units, a laminate worktop and electric power and light.

#### Utility

6' 1" x 4' 6" (1.85m x 1.37m)

Always a noteworthy attribute in a busy family home, the utility has fitted units, laminate worktops, plumbing for a washing machine, space and a vent for a tumble dryer, a window and electric power and light.

#### Ground Floor W.C.

Another beneficial asset, with a w.c., wall mounted, shelved cupboard, a window and electric light.

### First Floor

#### Landing

PVC double glazed window, with an open aspect, and a built-in storage cupboard, with fitted shelves. Access, via a retractable ladder, to the boarded loft space, which has a double glazed Velux window, electric power and light and could be utilised as a hobby space.

#### Bedroom One

13' 0" x 9' 2" to wardrobe fronts (3.96m x 2.79m to wardrobe fronts)

Having the wonderful advantage of the fabulous long distance views from the rear, the impressive main bedroom has mirror fronted fitted wardrobes, incorporating shelving and drawers, which extend the full length of one wall and provide an abundance of storage space, a pvc double glazed window and radiator.

#### Bedroom Two

10' 6" x 9' 2" (3.20m x 2.79m)

This second double room also enjoys the far reaching views and has built-in cupboards incorporating wardrobe space and shelves, with additional cupboards above, a pvc double glazed window and radiator.

#### Bedroom Three

11' 2" x 6' 8" (3.40m x 2.03m)

This large single or small double room has a pvc double glazed window, from which there is also an outlook, a radiator and wood finish laminate flooring.

### Bathroom

Fitted with a three piece suite, comprising a bath, with an electric shower over and a ceiling height tiled splashback, a w.c. and a wash hand basin, with a cupboard below. PVC double glazed, frosted glass window, downlights recessed into the ceiling, radiator and electric shaver point.

### Outside

#### Front

A particularly advantageous aspect of this highly desirable family home, the unusually wide, tarmac covered drive facilitates off road parking for three or four cars or a motorhome/caravan, with two external lights and electric power points.

#### Rear

Yet another highlight of this extremely alluring abode is the lovely, enclosed garden, which is larger than average for this type of property and consists of a paved patio directly behind the house, with a further attractive, crazy paved patio, with a pergola over and electric points, at the bottom of the garden and a sizeable lawn in between, with stepping stone paths leading from one patio to the other. The garden is screened by mature conifer hedging at either side and has a good sized aluminium shed, with electric power and light, a smaller timber shed and a cold water tap. A gate at the bottom of the garden gives access onto a public footpath.

### Directions

If travelling through Barrowford from the direction of Blacko or Barnoldswick along the A682/Gisburn Road, heading towards Nelson, go past the George & Dragon pub, Booths supermarket and the White Bear Inn and the Lancashire Wedding House on the right hand side, then take the next right turning into Church Street, go up the hill and continue straight on into into Wheatley Lane Road. The property is on the left hand side opposite St Thomas's Church.

### Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

### Disclaimer

Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs - Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

### House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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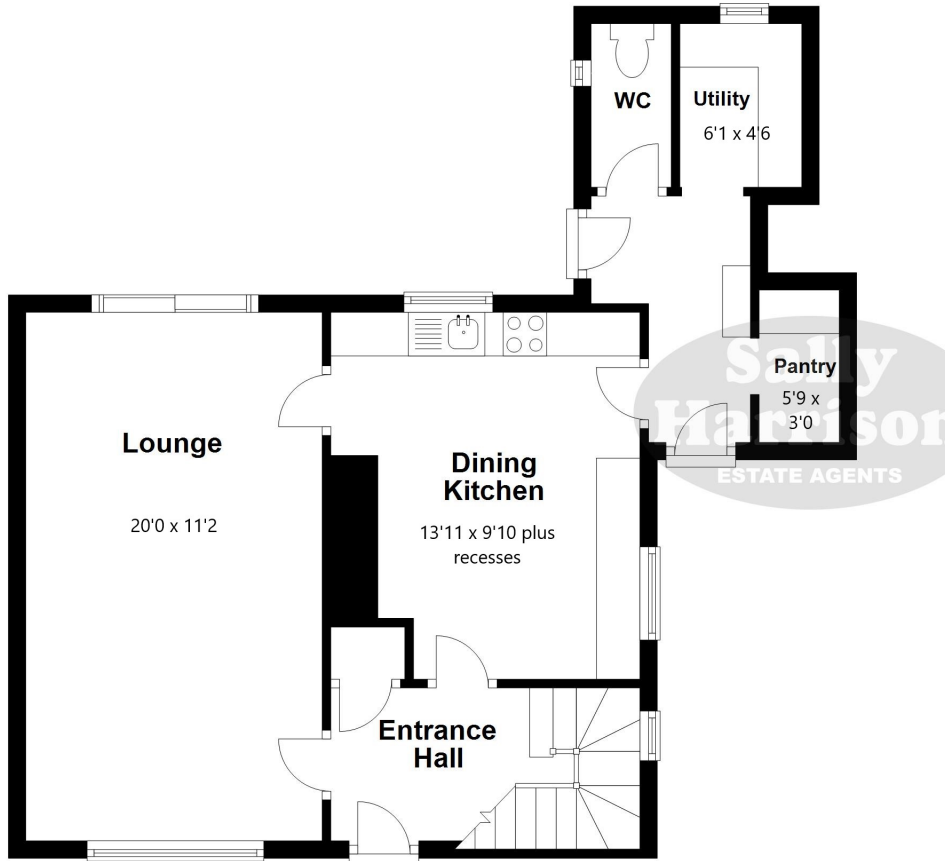


| Energy Efficiency Rating                           |          | Current   | Potential               |
|--|----------|-----------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |          |           |                         |
| (92+)  | <b>A</b> |           |                         |
| (81-91)  | <b>B</b> |           | <b>85</b>               |
| (69-80)  | <b>C</b> |           |                         |
| (55-68)  | <b>D</b> | <b>66</b> |                         |
| (39-54)  | <b>E</b> |           |                         |
| (21-38)  | <b>F</b> |           |                         |
| (1-20)   | <b>G</b> |           |                         |
| <i>Not energy efficient - higher running costs</i> |          |           |                         |
| England, Scotland & Wales                          |          |           | EU Directive 2002/91/EC |

# FLOORPLAN

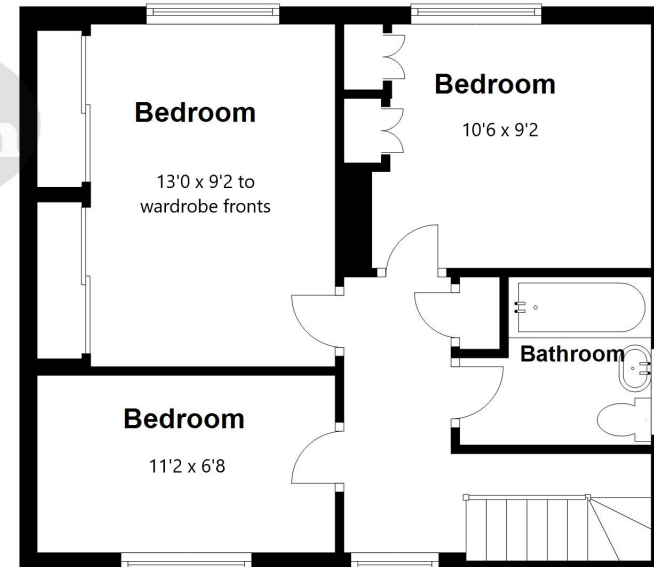
## Ground Floor

Approx. 53.7 sq. metres (577.8 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 96.5 sq. metres (1038.7 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

