



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Bankfold, Barrowford, BB9 6JW

Offers Over £375,000

A SPACIOUS THREE/FOUR BEDROOM DETACHED HOME WITH OFF-ROAD PARKING

Nestled in the heart of a popular area of Barrowford, this detached home is perfectly suited for a growing family looking for their dream family home with easy access to local amenities, schools and major commuter routes along the M65 towards Colne, Burnley and Blackburn. The lounge and kitchen/diner are particularly spacious in this home, with them both being the full width of the property. There is a versatile room downstairs, currently equipped as a fourth bedroom, but could also be utilised as a play room, office or dining room.

The property comprises briefly, to the ground floor: entrance from the side elevation to a welcoming hallway with an oak and glass balustrade staircase to the first floor and doors leading to a downstairs WC, a spacious living room, a downstairs bedroom/dining room, and an open plan kitchen diner. The kitchen diner leads to the conservatory. To the first floor is a landing with doors leading to three bedrooms and a modern shower room. Externally the property has an enclosed artificial turfed lawn with bedding areas and mature trees plus a substantial shed. The front of the property is lawned with bedding areas and a driveway providing off-road parking for numerous vehicles leading to a garage with a newly fitted roof and Allander sectional door.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Bankfold, Barrowford, BB9 6JW

Offers Over £375,000



- Fantastic Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating: C
- Four Bedrooms
- Three Piece Shower Room
- Freehold
- Open Plan Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hallway

13' x 9'8 (3.96m x 2.95m)

Composite double glazed entrance door, central heating radiator, coving, spotlights, wood effect flooring, stairs to the first floor and doors to reception room, bedroom four, kitchen and WC.

WC

5'6 x 3'8 (1.68m x 1.12m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin, part tiled elevations, coving, spotlights and wood effect flooring.

Reception Room

22'7 x 11'11 (6.88m x 3.63m)

Two UPVC double glazed windows, two central heating radiators, coving, television point and feature Dimplex optiflame remote controlled fire.

Bedroom Four

9'9 x 6'11 (2.97m x 2.11m)

UPVC double glazed window, central heating radiator and coving.

Kitchen

22'7 x 10'7 (6.88m x 3.23m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate surfaces, Rangemaster cooker with five ring hob, extractor hood, composite one and a half bowl sink with drainer and mixer tap, integrated dishwasher, fridge freezer and fridge, coving, wood effect flooring and door to the conservatory.

Conservatory

13'2 x 9'4 (4.01m x 2.84m)

UPVC double glazed windows, pitched polycarbonate roof, central heating radiator, wood effect flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

Loft access, smoke alarm, coving, spotlights and doors to three bedrooms and shower room.

Bedroom One

12'4 x 12' (3.76m x 3.66m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

Bedroom Two

12'5 x 10'8 (3.78m x 3.25m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

Bedroom Three

9'6 x 6'10 (2.90m x 2.08m)

UPVC double glazed window, central heating radiator, coving, enclosed boiler and eaves access.

Shower Room

9'6 x 5'5 (2.90m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, walk in direct feed shower unit, tiled elevations, PVC panelled ceiling with motion LED spotlights and tiled flooring.

External

Front

Laid to lawn garden with bedding areas and driveway providing off road parking for numerous vehicles leading to the garage (16'10 x 9'10) with plumbing and space for dryer and fridge freezer.

Rear

Artificial lawn garden with bedding areas, gravel chippings and a shed.



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