



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			86
(81-91) B		74	
(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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Stone Edge Road, Barrowford, BB9 6BB

£450,000

A STUNNING, FULLY RENOVATED THREE BEDROOM DETACHED BUNGALOW

Nestled in the charming village of Higherford, this detached bungalow is a truly impressive home waiting to be discovered. Boasting a spacious reception room flooded with natural light, three double bedrooms, and two modern bathrooms, this property offers a comfortable and convenient living space.

Step inside to find a home that has been fully renovated to an immaculate standard, exuding elegance with its neutral decor. The brand new kitchen and bathroom suites, along with new windows, roof, and heating system, ensure a hassle-free move-in experience for the new owners.

Enjoy the picturesque views from the front of the property and revel in the spacious front and rear gardens, complete with a delightful patio area perfect for al fresco dining or morning coffees. The star of this property is the gorgeous, modern fitted kitchen with a range of integrated appliances and island, creating a wonderful space for families to gather or for hosting gatherings.

The main bedroom features the added luxury of an ensuite shower room, providing a touch of indulgence to your daily routine. Situated in a popular location, this bungalow is conveniently close to local amenities and offers easy access to the M65 network for seamless commuting.

Don't miss out on the opportunity to make this charming bungalow your new home sweet home in the heart of Barrowford. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Stone Edge Road, Barrowford, BB9 6BB

£450,000



- Stunning Detached Bungalow
- Fully Renovated to Highest Standard
- Off Road Parking and Integral Garage
- EPC Rating C
- Three Bedrooms
- Modern Fitted Dining Kitchen
- Tenure Freehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band D

Entrance Hallway

UPVC double glazed frosted front door and window, central heating radiator, loft access, doors leading to three bedrooms, bathroom and open access to kitchen.

Kitchen/Dining Area

17'7 x 13'2 (5.36m x 4.01m)

UPVC double glazed window, central heating radiator, mix of high gloss wall and base units with laminate worktops, integrated oven with four ring induction hob and Cookology extractor hood, composite sink and drainer with mixer tap, integrated fridge freezer and dishwasher, spotlights, wood effect laminate flooring, open access to reception room, door to utility and UPVC double glazed French doors to rear.

Reception Room

14'7 x 11'9 (4.45m x 3.58m)

UPVC double glazed window, central heating radiator and television point.

Utility

8'5 x 5'8 (2.57m x 1.73m)

UPVC double glazed window, central heating radiator, laminate worktops, plumbing for washing machine, space for dryer and door to garage.

Garage

11'6 x 9'0 (3.51m x 2.74m)

Power, lighting, gas and electric meter, boiler and up and over garage door.

Bedroom One

11'10 x 9'7 (3.61m x 2.92m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

5'1 x 5'0 (1.55m x 1.52m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, corner direct feed rainfall shower with rinse head, extractor fan, spotlights, fully tiled elevations, illuminated mirror and vinyl flooring with underfloor heating.

Bedroom Two

12'10 x 10'1 (3.91m x 3.07m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'8 x 8'4 (2.64m x 2.54m)

UPVC double glazed window and central heating radiator.

Bathroom

7'3 x 5'6 (2.21m x 1.68m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, extractor fan, spotlights, fully tiled elevations, illuminated mirror and vinyl flooring.

Exterior

Rear

Enclosed garden with laid to lawn, paved patio, bedding areas and gravel chippings.

Front

Laid to lawn garden and driveway leading to integral garage.



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