



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.



Trough Laithe Road, Barrowford, BB9 6ET

Offers Over £285,000

AN EXCEPTIONAL BRAND NEW FAMILY HOME

Having been newly built on a sought after, recently developed, estate, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Barrowford. The perfect family home, this property is ready for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Clitheroe, Colne and major motorway links. With modern fixtures and fittings, neutral decoration and spacious rooms throughout, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming and spacious snug/study area leads openly on to an inner hallway and houses a staircase to the first floor. The inner hallway leads on to a utility room/WC and open to a contemporary fitted kitchen diner. The kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the rear. The first floor comprises of doors on to a third bedroom, shower room, inner landing and open to the reception room. The inner landing houses a staircase to the second floor. The second floor guides you through to two double bedrooms and a modern four piece family bathroom. Externally there is an enclosed tiered garden to the rear with paving, decking, stone chip and laid to lawn areas. To the front there is a raised patio area and double driveway.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	93
(81-91) B			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Exceptional Semi Detached Property
- No Chain Delay
- Off Road Parking
- EPC Rating B
- Recently Built
- Modern Fixtures And Fittings
- Tenure Freehold
- Neutral Decoration
- Perfect Family Home
- Council Tax Band D

Ground Floor

Entrance

Composite door to the snug/study

Snug/Study

14'2 x 8'2 (4.32m x 2.49m)

Composite double glazed window, central heating radiator, spotlights, smoke alarm, meter cupboard, television point, two feature wall lights, wood effect lino flooring, staircase to the first floor, open to the inner hallway.

Inner Hallway

6'3 x 2'11 (1.91m x 0.89m)

Spotlights, under stairs storage cupboard, wood effect lino flooring, open to the kitchen diner, door to the WC/utility room.

WC/Utility Room

7'2 x 5'4 (2.18m x 1.63m)

Central heating radiator, plumbing for a washing machine, granite effect work surface, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan, wood effect lino flooring.

Kitchen Diner

14'2 x 11'3 (4.32m x 3.43m)

Composite double glazed window, central heating radiator, a range of matte wall and base units, granite effect surface, stainless steel inset one and half sink with a high spout mixer tap, integrated electric Haier double oven with a four ring induction hob and extractor hood, integrated Hoover fridge freezer, integrated Hoover dishwasher, under unit lighting, spotlights, extractor fan, smoke alarm, two feature wall lights, wood effect lino flooring, composite double glazed door to the rear.

First Floor

Landing

10'4 x 6'10 (3.15m x 2.08m)

Smoke alarm, doors to bedroom three, shower room, inner landing and open to the reception room.

Reception Room

14'2 x 11'3 (4.32m x 3.43m)

Composite double glazed window, central heating radiator, three feature wall lights, smoke alarm, television point.

Bedroom Three

9 x 7 (2.74m x 2.13m)

Composite double glazed window, central heating radiator.

Shower Room

7 x 4'8 (2.13m x 1.42m)

Heated towel rail, a three piece suite comprising of a double direct feed rainfall shower enclosure with rinse head, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan, wood effect lino flooring.

Inner Landing

6'10 x 4 (2.08m x 1.22m)

Composite double glazed window, central heating radiator, smoke alarm, staircase to the second floor.

Second Floor

Landing

7'5 x 6'11 (2.26m x 2.11m)

Smoke alarm, loft access, over stairs storage cupboard, doors to bedroom one and bedroom two.

Bedroom One

14'2 x 8'6 (4.32m x 2.59m)

Composite double glazed window, central heating radiator, spotlights, fitted wardrobe.

Bedroom Two

14'2 x 9'10 (4.32m x 3.00m)

Composite double glazed window, central heating radiator, two feature wall lights.

Bathroom

9 x 6'6 (2.74m x 1.98m)

Heated towel rail, a four piece suite comprising of a double direct feed rainfall shower enclosure with rinse head, dual flush WC, wall mounted wash basin with mixer tap, panelled bath with mixer tap, tiled elevations, spotlights, extractor fan, wood effect lino flooring.

External

Front

Paved garden with integrated post box and spotlights and a double driveway.

Rear

Enclosed tiered garden with paving, decking, stone chip and laid to lawn areas, as well as a timber storage shed.

