



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			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

## Hawthorne Close, Barrowford, BB9 6RP

### Offers Over £330,000

AN OUTSTANDING DETACHED TRUE BUNGALOW ON AN IMPRESSIVE PLOT

Offering an abundance of indoor and outdoor space, breath-taking wrap around gardens and no chain delay, this enviable three double bedroom detached true bungalow is being proudly welcomed to the market in the sought after location of Barrowford. Located on a corner plot and boasting neutral decoration, two bathrooms and double garage, this property, once updated, has the potential to be the perfect home for any family or couple! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Nelson, Skipton and major motorway links. With ample off road parking, stunning stream and summer house in the garden and being a complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen, three double bedrooms and a family bathroom. The reception room and kitchen both lead through to a dining area. The main bedroom benefits from an en suite shower room. Externally there is a stunning wrap around garden with laid to lawn, paving, bedding, stone chip and apple trees, stream, summer house and integral barbeque with access to the double garage. To the front there is a sizeable driveway with bedding areas and access on to the double garage.

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



# Hawthorne Close, Barrowford, BB9 6RP

## Offers Over £330,000

 3  2  2  D

- Tenure Freehold
- Ample Off Road Parking
- Two Bathrooms
- Easy Access To Major Network Links
- Council Tax Band E
- Spacious Detached Bungalow
- Ideal Family Home With Viewing Essential
- EPC Rating D
- Three Bedrooms
- Enclosed Envious Garden Space

### Ground Floor

#### Entrance

Hard wood single glazed frosted door to hall.

#### Hall

23'4" x 10'5" (7.11m x 3.18m)

Hard wood single glazed frosted window, central heating radiator, loft access, coving, corbel, smoke alarm, two feature wall lights, store cupboard with water tank, second store cupboard, doors to reception room, kitchen, three bedrooms and bathroom.

#### Reception Room One

15'7" x 13' (4.75m x 3.96m)

Hard wood double glazed bow window, central heating radiator, coving, ceiling rose, two feature wall lights, television point and hard wood single glazed double doors to dining area.

#### Dining Area

11'11" x 10'3" (3.63m x 3.12m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, integrated wine rack and door to kitchen.

#### Kitchen

14'11" x 10'3" (4.55m x 3.12m)

Hard wood double glazed window, central heating radiator, range of panelled wall and base units, tiled surface and splash back, stainless steel sink and drainer with mixer tap, integrated electric double Neff oven with four ring gas hob and extractor hood, space for fridge freezer and dishwasher, integrated breakfast bar, coving, spotlights, tiled floor and hard wood double double leaded door to rear.

#### Bedroom One

14'8" x 10'3" (4.47m x 3.12m)

Hard wood double glazed leaded window, central heating radiator, coving, fitted wardrobe, television point and door to en suite.

#### En Suite

10'3" x 4'4" (3.12m x 1.32m)

Hard wood double glazed frosted window, central heating radiator, three piece suite, direct feed shower enclosure, vanity top wash basin, low bowl WC, tiled elevation, coving, spotlights, extractor fan and wood effect lino flooring.

#### Bedroom Two

13'8" x 9'10" (4.17m x 3.00m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

#### Bedroom Three

13'1" x 9'9" (3.99m x 2.97m)

Hard wood double glazed window, central heating radiator, coving and fitted wardrobe.

#### Bathroom

10'3" x 6'11" (3.12m x 2.11m)

Hard wood double glazed frosted window, central heating radiator, four piece suite, double vanity top wash basin, low bowl WC, panelled bath with mixer tap and rinse head, tiled elevation, spotlights, part wood effect lino flooring.

### External

#### Front

Driveway for multiple cars, paving, bedding areas and access to double garage.

#### Rear

Wrap around garden with laid to lawn, paving, bedding areas, stone chip, mature shrubs, apple tree, integrated barbecue, timber storage shed, Summer house, stream and access to double garage.

#### Double Garage

17'6" x 16' (5.33m x 4.88m)

Hard wood single glazed frosted window, power, lighting, Worcester boiler, electric up and over garage door and hard wood single glazed frosted door to rear.



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