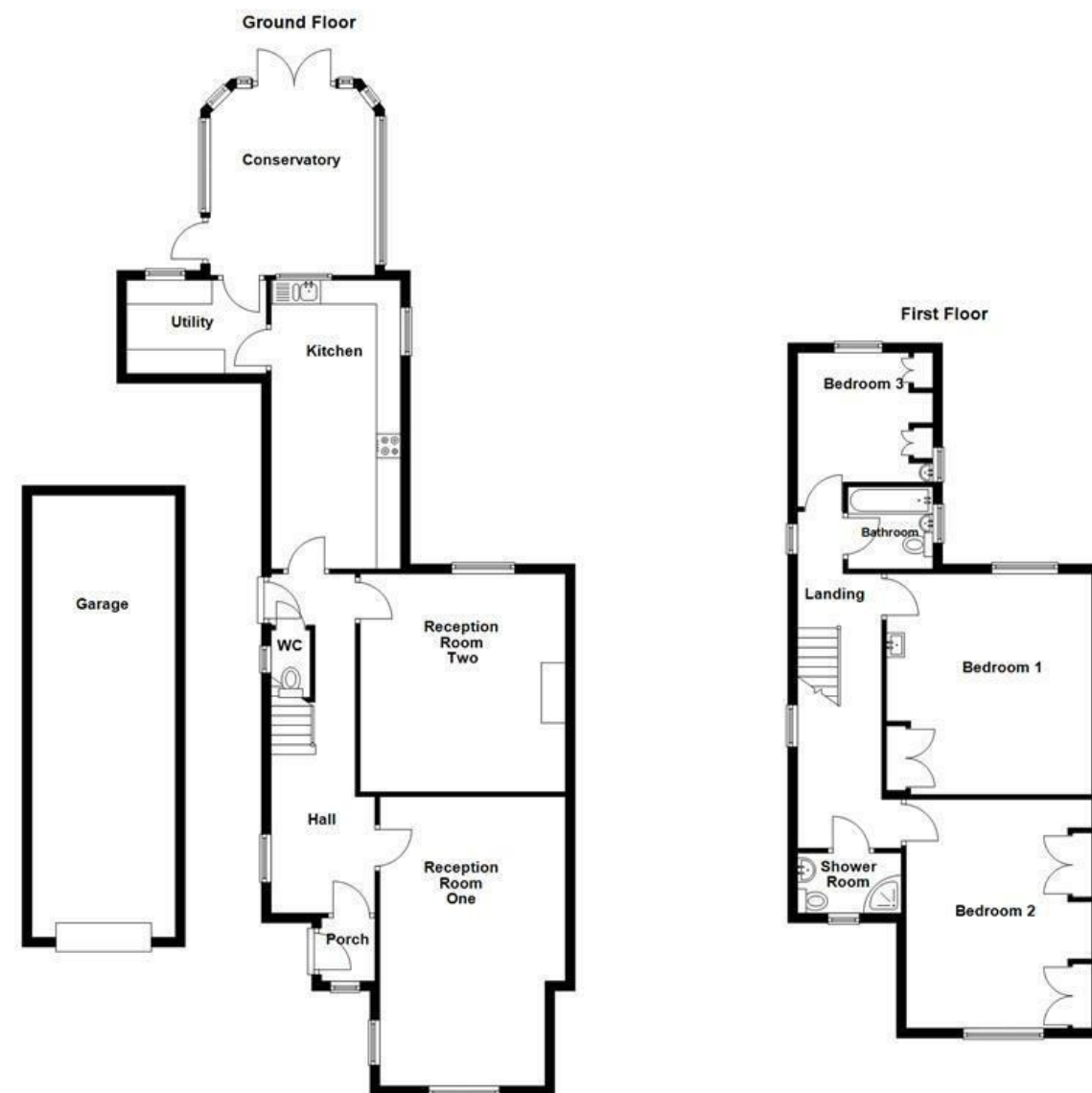




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Parrock Road, Barrowford, BB9 6QF

£429,950

A GORGEOUS THREE BEDROOM CHARACTER HOME IN A PEACEFUL LOCATION

Nestled on Parrock Road in the picturesque village of Barrowford, this charming semi-detached house presents an excellent opportunity for families seeking a delightful home with character. Boasting three spacious double bedrooms, this property is designed to accommodate a growing family comfortably. The generous layout includes two inviting reception rooms, providing ample space for relaxation and entertaining.

The heart of the home is complemented by a conservatory that overlooks the tranquil rear garden, creating a serene space to unwind and enjoy the beauty of nature. The garden itself is a good size, perfect for children to play and for family gatherings during the warmer months.

With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all family members. The property also features a generous driveway and a detached garage, offering plenty of parking and storage options.

Situated on the outskirts of Barrowford, this home enjoys a peaceful location while still being within easy reach of local amenities, schools, and excellent commuter routes. This combination of charm, space, and practicality makes it an ideal choice for those looking to put their personal stamp on a property and create their dream home. Don't miss the chance to view this delightful residence that truly embodies the essence of family living.

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Parrock Road, Barrowford, BB9 6QF

£429,950

3 2 2 E

- Tenure TBC
 - Off Road Parking With Driveway And Access To A Garage
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- EPC Rating E
 - Three Spacious Double Bedrooms
 - Sought After Area
- Council Tax Band E
 - Enviaible Gasrden Space
 - Two Generously Sized Reception Rooms And Conservatory

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

4'1 x 3'8 (1.24m x 1.12m)

UPVC double glazed window, encaustic tiled floor, coving, picture rail and door to hall.

Hall

23'2 x 6'9 (7.06m x 2.06m)

UPVC double glazed frosted window, central heating radiator, coving, picture shelf, stairs to first floor, doors to reception room one, reception room two, WC, kitchen and UPVC double glazed frosted door to side elevation.

Reception Room One

19'9 x 12'9 (6.02m x 3.89m)

Two UPVC double glazed windows, two central heating radiators, partial coving, television point and electric fire.

Reception Room Two

14'10 x 13'10 (4.52m x 4.22m)

UPVC double glazed window, two central heating radiators, ceiling rose, cornice coving and living flame gas fire.

WC

4'7 x 2'9 (1.40m x 0.84m)

UPVC double glazed frosted window and dual flush WC.

Kitchen

19'8 x 8'9 (5.99m x 2.67m)

Three UPVC double glazed windows, two central heating radiators, range of panel wall and base units, oven and grill in a high rise unit, four ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, integrated dishwasher and fridge, coving, tiled floor and door to utility.

Utility

9'7 x 6'4 (2.92m x 1.93m)

UPVC double glazed window, wall and base units, laminate work top, two ring electric hob, stainless steel sink and drainer with mixer tap, plumbed for washing machine, dryer, space for freezer, spotlights, tiled floor and UPVC double glazed door to conservatory.

Conservatory

12'9 x 11'3 (3.89m x 3.43m)

UPVC double glazed windows, UPVC double glazed pitched roof, two storage heaters, tiled floor, UPVC double glazed door and French door to rear.

First Floor

Landing

Two UPVC double glazed windows, two central heating radiators, doors to three bedrooms, bathroom and shower room.

Bedroom One

15'1 x 14'2 (4.60m x 4.32m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and a vanity top wash basin.

Bedroom Two

15'7 x 12'5 (4.75m x 3.78m)

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

Bedroom Three

11'8 x 9'5 (3.56m x 2.87m)

Two UPVC double glazed windows, central heating radiator, vanity top wash basin with mixer tap, fitted wardrobes and picture rail.

Bathroom

6'1 x 5'8 (1.85m x 1.73m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath overhead direct feed shower, tiled elevation, PVC panelling to ceiling, spotlights and airing cupboard with boiler.

Shower Room

6'11 x 4'1 (2.11m x 1.24m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, corner direct feed shower, PVC panelling to ceiling, tiled elevation, extractor hood and spotlights.

External

Rear

Laid to lawn garden, bedding areas, timber shed, greenhouse and paving.

Front

Driveway for off road parking for numerous vehicles, garage, gravel chip bedding areas and pond.

Garage

30'6 x 9'10 (9.30m x 3.00m)

