





Hilton &  
Horsfall

BB12 7JB

## Harewood Avenue, Simonstone

### Offers In The Region Of £494,950

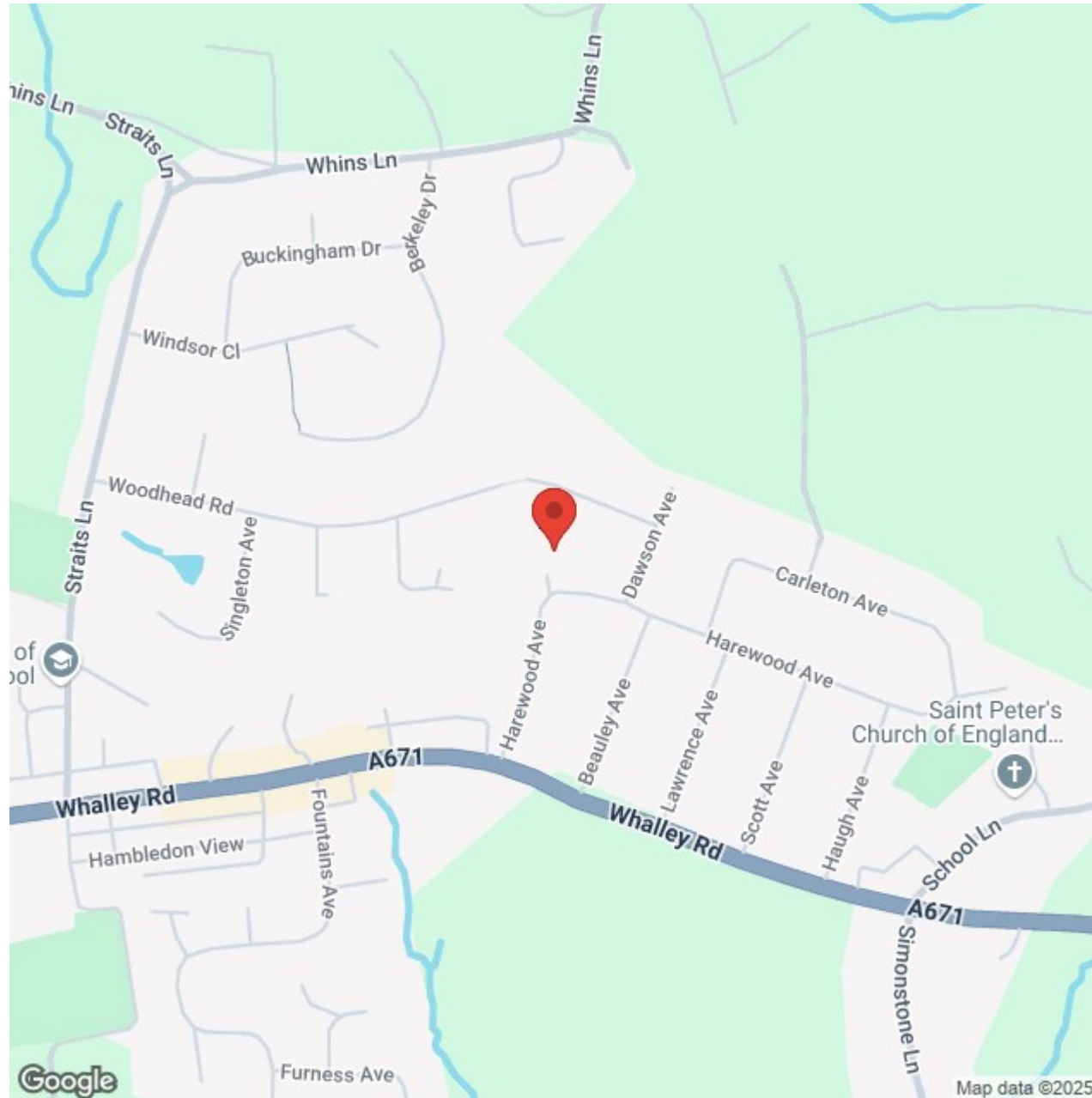
• Detached • Four bedrooms • Sun room • Study • Double garage • Large garden • Off road parking • En suite • Walk in wardrobe

A beautifully presented detached family home situated on the ever-popular Harewood Avenue in Simonstone, offering generous living space, modern interiors and a highly sought-after location. This impressive residence boasts multiple reception rooms, a sleek open-plan kitchen and dining area with high-spec finishes, and well-proportioned bedrooms including a luxurious master suite. The home has been maintained to an exceptional standard throughout and is perfect for those seeking both comfort and practicality. Externally, the property benefits from a spacious driveway, an integral garage, and a large landscaped rear garden ideal for relaxing and entertaining. Located within easy reach of outstanding local schools, countryside walks, and excellent transport links, this home combines convenience with quality—making it ideal for families or professionals looking for their forever home.















# Lancashire

A beautifully presented detached family home situated on the ever-popular Harewood Avenue in Simonstone, offering generous living space, modern interiors and a highly sought-after location. This impressive residence boasts multiple reception rooms, a sleek open-plan kitchen and dining area with high-spec finishes, and well-proportioned bedrooms including a luxurious master suite. The home has been maintained to an exceptional standard throughout and is perfect for those seeking both comfort and practicality. Externally, the property benefits from a spacious driveway, an integral garage, and a large landscaped rear garden ideal for relaxing and entertaining. Located within easy reach of outstanding local schools, countryside walks, and excellent transport links, this home combines convenience with quality—making it ideal for families or professionals looking for their forever home.

## FRONT ENTRANCE

With a solid hard wood door, stone floor, uPVC floor to ceiling window to the side elevation and a solid hard wood door leading to the hallway.

## HALLWAY

With a stone floor and 1x radiator.

## GROUND FLOOR W.C

A two piece suite with a push button w.c, vanity sink, 1x radiator, fully tiled walls and stone flooring.

## LIVING ROOM 13'6" x 27'1" (4.13 x 8.28)

A family sized living room with an electric fire set within a marble fire place, 2x radiators, solid oak flooring, television point, coving, 2x radiators and 2x uPVC double glazed windows to the front and rear elevations.

## STUDY 9'6" x 14'0" (2.92 x 4.27)

A useful study with 1x radiator, coving and a uPVC double glazed window to the rear elevation.

## KITCHEN 7'11" x 15'11" (2.43 x 4.86)

A modern fitted kitchen with a range of wall and base units, having integrated appliances such as a four ring induction hob, oven, microwave, extractor hood, wine cooler and dishwasher. The kitchen also boasts a white ceramic sink with chrome hot and cold taps, Silestone Pietra Quartz work tops, 1x radiator, LED spotlights, coving, stone flooring and a uPVC double glazed window to the rear elevation.

## DINING ROOM 17'10" x 11'5" (5.44 x 3.49)

A large dining room with solid oak flooring, 2x radiators, a uPVC double glazed window to the rear elevation and uPVC sliding doors leading to the sun room.

## SUN ROOM 9'1" x 11'10" (2.79 x 3.61)

With 1x radiator, stone flooring and a uPVC double glazed door leading to the rear garden.

## REAR ENTRANCE

With wood effect flooring and a solid hard wood door leading to the rear garden.

## FIRST FLOOR / LANDING

With coving and access to the loft.

## BEDROOM ONE 10'2" x 14'9" (3.11 x 4.50)

A good sized double bedroom with a built in storage cupboard, LED spotlights, 1x radiator, coving and a uPVC double glazed window to the rear elevation.

## WALK IN WARDROBE 8'11" x 5'3" (2.74 x 1.61)

With fitted wardrobes, LED spotlights and 1x radiator.

## EN SUITE 9'7" x 3'6" (2.93 x 1.08)

A modern three piece suite with a shower cubical, push button w.c, wall hung sink with chrome mixer tap, heated towel rail in chrome, LED spotlights, built in speakers, tiled flooring, fully tiled walls and a frosted uPVC double glazed window to the rear elevation.

## BEDROOM TWO 13'1" x 11'9" (3.99 x 3.60)

A bedroom of double proportion with fitted wardrobes, 1x radiator, coving and a uPVC double glazed window to the front elevation.

## BEDROOM THREE 8'2" x 8'10" (2.50 x 2.71)

Another bedroom of double proportion with 1x radiator and a uPVC double glazed window to the rear elevation.

## BEDROOM FOUR 8'5" x 7'5" (2.58 x 2.27)

A good sized single bedroom with fitted wardrobes, 1x radiator and a uPVC double glazed window to the rear elevation.

## BATHROOM 5'0" x 7'6" (1.53 x 2.30)

A modern three piece suite with a walk in shower, vanity sink with chrome mixer tap, push button w.c, heated towel rail in chrome, LED spotlights, wood effect flooring and a uPVC double glazed window to the side elevation.

## DOUBLE GARAGE 18'2" x 18'3" (5.55 x 5.58)

A large double garage with electric doors, numerous storage units and plumbing for a washing machine and dryer.

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/harewood-avenue/>

## PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

## PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.







BB12 7JB

## OUTSIDE

Externally, the property benefits from a spacious driveway, an integral garage, and a large landscaped rear garden ideal for relaxing and entertaining.



Ground Floor

Approximate total area<sup>(1)</sup>

2075 ft<sup>2</sup>

192.8 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





Hilton &  
Horsfall





Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)