

13 Mint Avenue

Barrowford

Offers in the Region of: £499,950



**Pendle Hill
Properties**



13 Mint Avenue, Barrowford
£499,950 Offers in the
Region of

A fully renovated family home located in Barrowford, briefly comprises an open plan kitchen/breakfast room, dining room, garden room, lounge, utility room, downstairs WC, master bedroom with en-suite, three further bedrooms, bathroom, rear garden, and a driveway with a garage.



LOUNGE

Located to the front of the property, the lounge briefly comprises carpeted flooring, a radiator, ceiling spotlights, wood burner, and a large, double-glazed window.

KITCHEN/BREAKFAST ROOM

A large open plan fully fitted Wren kitchen briefly comprises a range of base and wall-mounted units with complimentary quartz worktops, integrated Neff appliances, such as a double oven, fridge-freezer, dishwasher, 5-ring induction hob with overhead extractor, a composite sink with a boiling water tap, kitchen island with breakfast bar, ceiling spotlights, tray ceiling with LED lights, Karndean flooring, and two double-glazed windows to the rear of the property.

DINING ROOM

The open-plan dining room briefly comprises Karndean flooring, two radiators, ceiling spotlights, and double doors into the lounge.

GARDEN ROOM

Located to the rear of the property, the garden room briefly comprises Karndean flooring, a radiator, ceiling spotlights, two Velux windows, and double-glazed doors into the garden.

UTILITY ROOM

The utility room briefly comprises a radiator, Karndean flooring, a ceiling light point, and an integrated washing machine, and a dryer.

DOWNSTAIRS WC

The downstairs WC comprises a low-level WC, storage basin sink, ceiling spotlights, radiator, Karndean flooring, and a frosted window to the front of the property.

MASTER BEDROOM WITH ENSUITE

Located on the first floor, a spacious double bedroom comprises fitted wardrobes, Karndean herringbone flooring, two ceiling light points, a radiator, a double-glazed window, and double-glazed doors to the rear.

The en-suite boasts tiled flooring and walls, under-floor heating, a walk-in shower with overhead attachment, a floating WC, floating storage basin sink, LED light-up mirror, ceiling spotlights, and a towel warmer.

BEDROOM TWO

Another double bedroom briefly comprises carpeted flooring, a radiator, ceiling light point, and a large, double-glazed window to the front of the property.

BATHROOM

The family bathroom briefly comprises a bath, walk-in shower with overhead attachment, ceiling spotlights, tiled flooring with underfloor heating, and walls, floating low-level WC, floating basin sink, towel warmer, and a frosted window to the front.

BEDROOM THREE

The third bedroom comprises carpeted flooring, ceiling light point, a radiator, and a double-glazed window to the rear.

BEDROOM FOUR

Bedroom four briefly comprises carpeted flooring, ceiling spotlights, a radiator, and a double-glazed window to the front.

EXTERNAL

To the front of the property, there is a driveway and a garage.

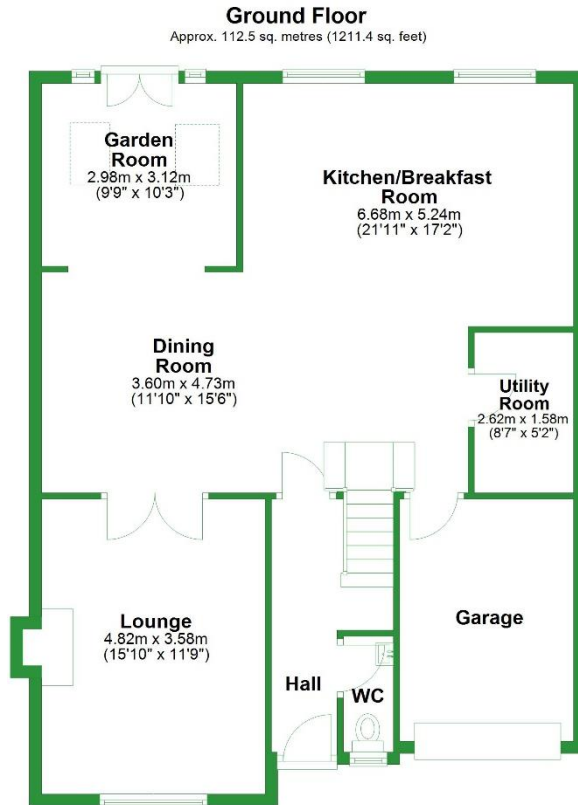
To the rear of the property, there is a patio, artificial lawn, composite decking, and a wood store.

ADDITIONAL INFORMATION

Tenure = Freehold

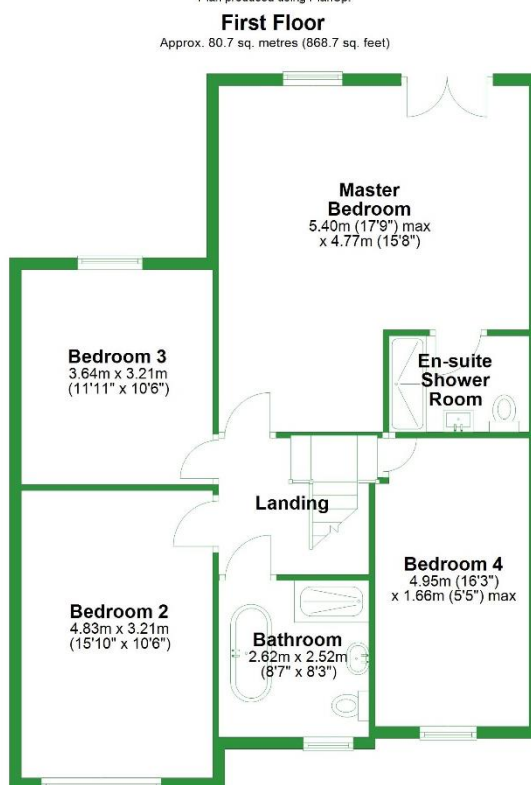
Council Tax Band = D





Total area: approx. 193.2 sq. metres (2080.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill Properties

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk