

# Property Details

112, Wheatley Lane Road, Barrowford,  
Nelson, Lancashire, BB9 6QW

OIRO £299,950





# Property Photos

112, Wheatley Lane Road, Barrowford, Nelson, Lancashire, BB9 6QW

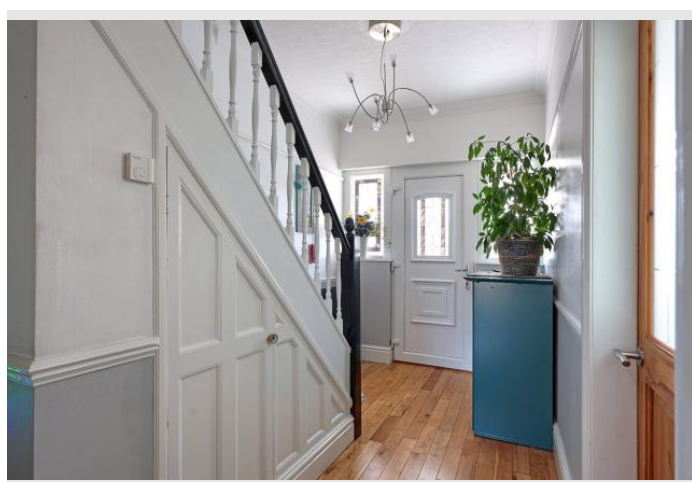
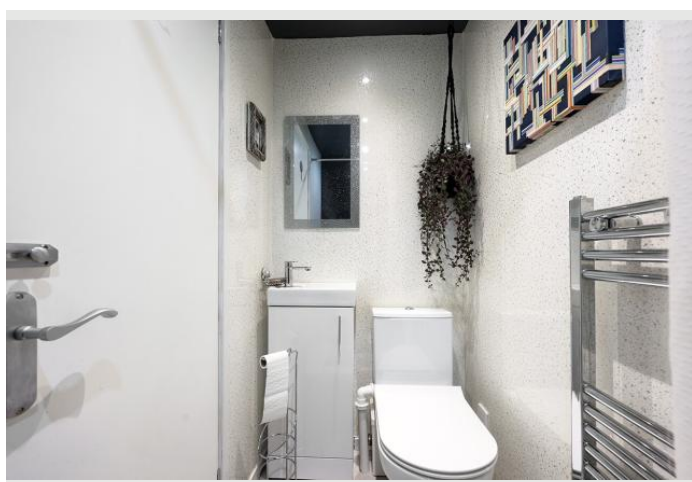
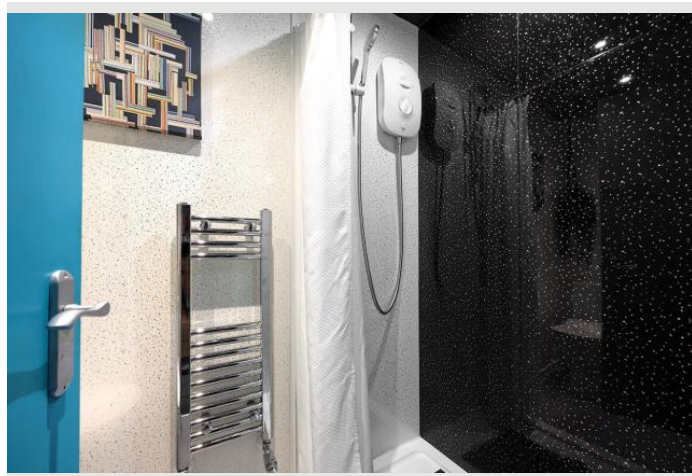


Creation Date  
14/05/2025



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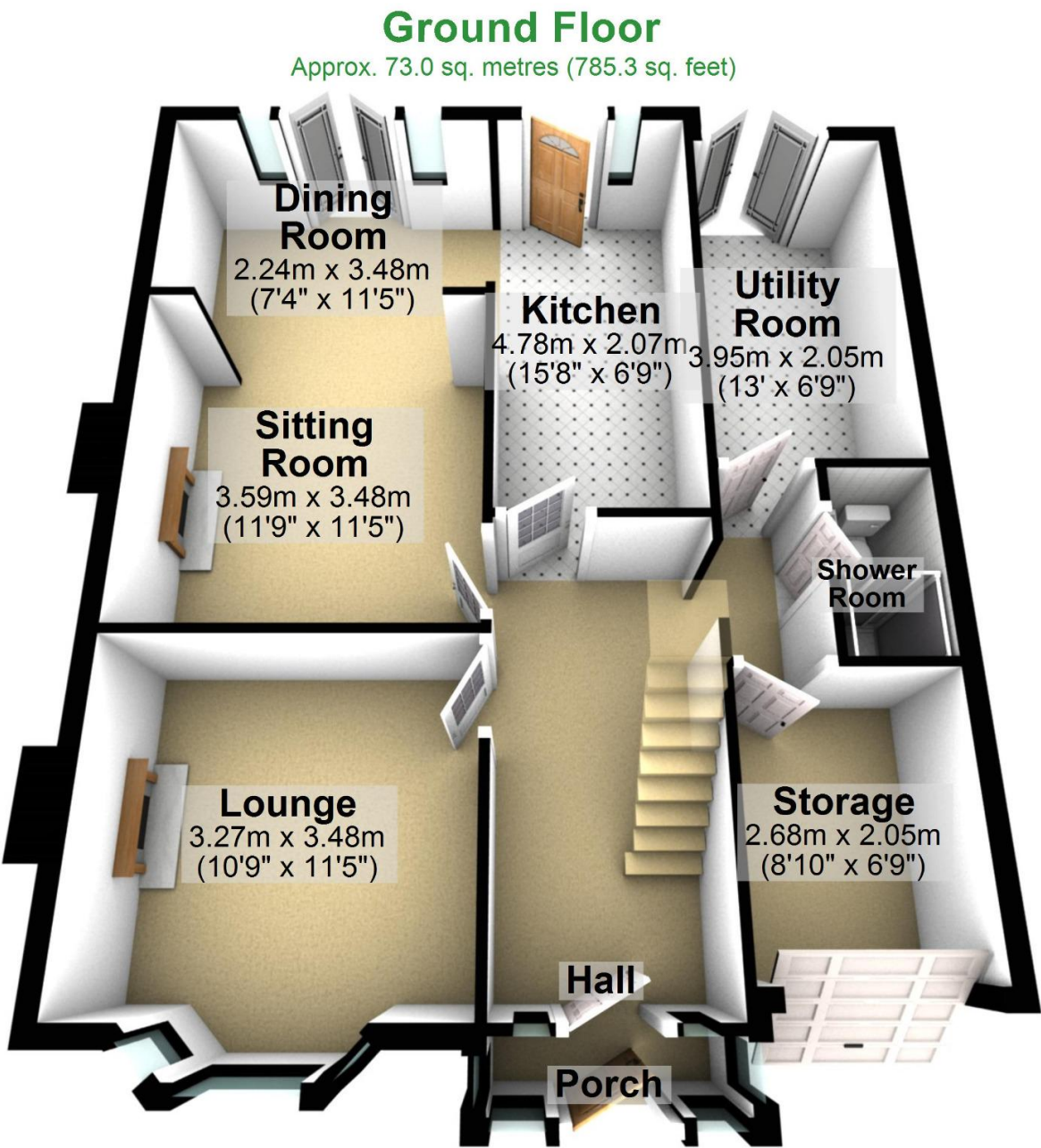
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# Property Floor Plans

112, Wheatley Lane Road, Barrowford, Nelson, Lancashire, BB9 6QW

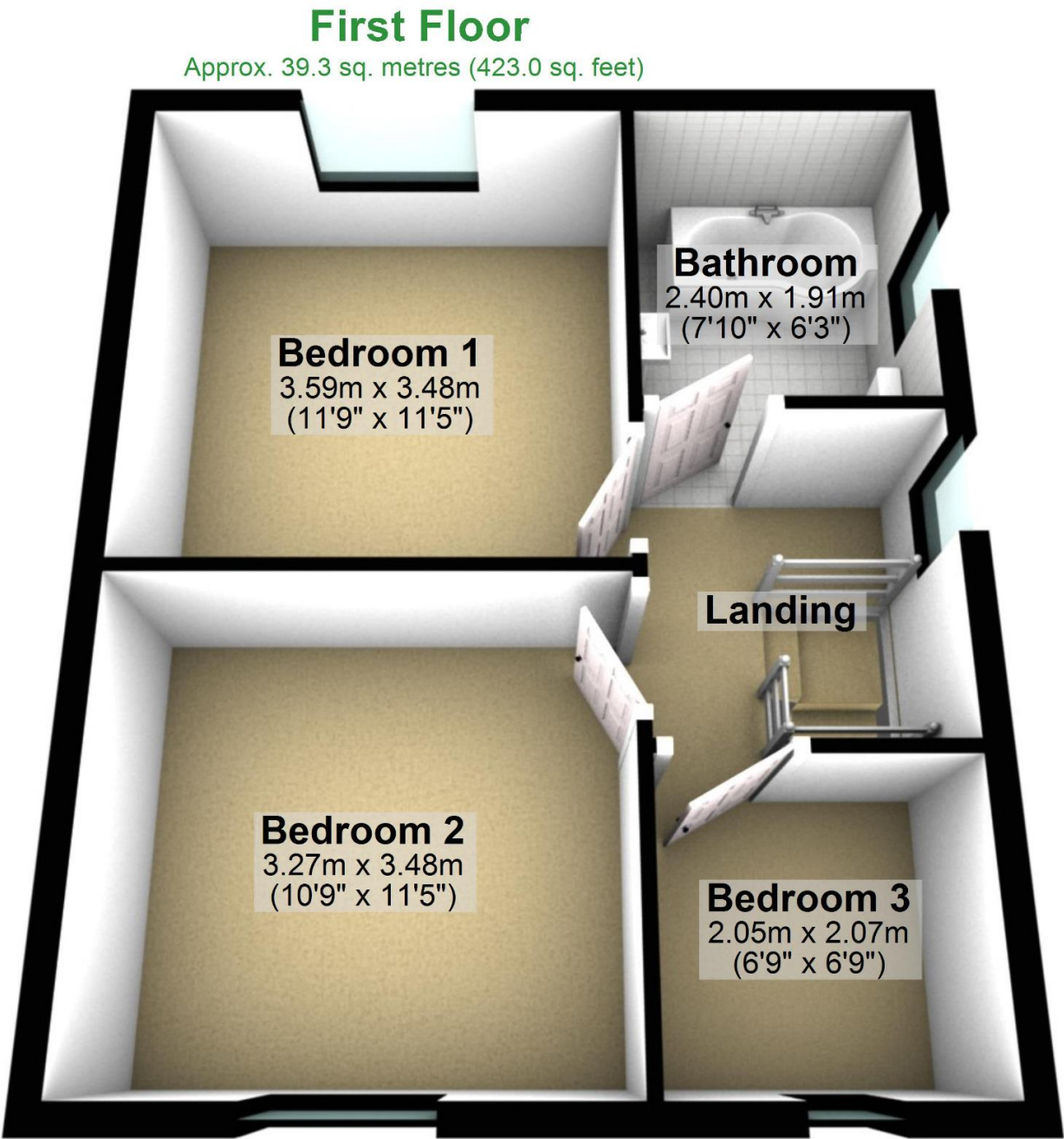


Total area: approx. 112.3 sq. metres (1208.4 sq. feet)

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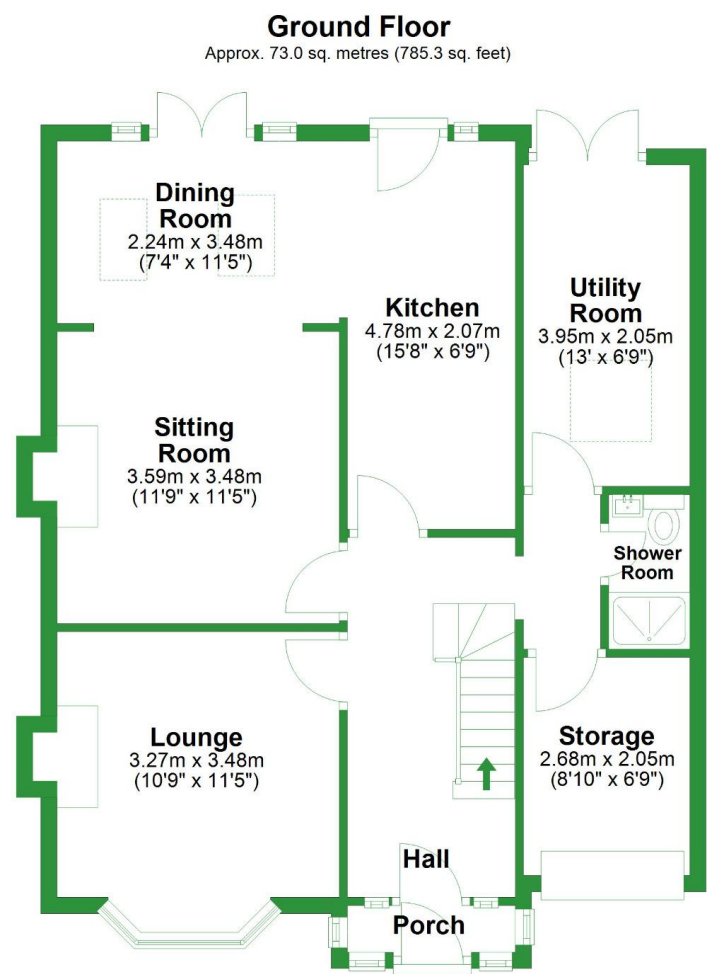
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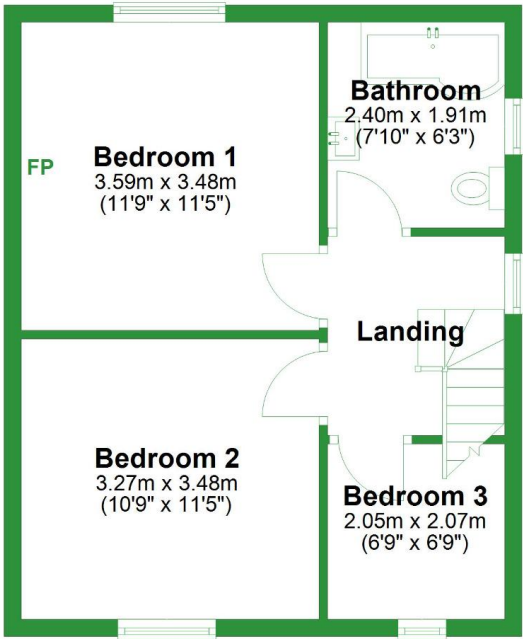


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## First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



# Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
2
Receptions
2
Tenure Type
Leasehold
Floor Area
1208.4
Agency Type
Sole
Parking
Allocated Parking
Type
Sales
Electricity
Mains Supply



# Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2931-11-01
Price Qualifier
OIRO
Price
£299,950
Land Size
-
Age of Property
-
Year Built
-
New Home
No



# Property Features

112, Wheatley Lane Road, Barrowford, Nelson, Lancashire, BB9 6QW

## Feature 1

Three Bedrooms

## Feature 2

Two Reception Rooms

## Feature 3

Bright Open Plan Living Room, Dining Kitchen To The Rear

## Feature 4

Private Well Presented Garden

## Feature 5

Open Fields To The Rear

## Feature 6

Driveway And Garage

## Feature 7

Utility Room And Downstairs Shower Room

## Feature 8

Close Proximity To Barrowford Centre

# Property Description

112, Wheatley Lane Road, Barrowford, Nelson, Lancashire, BB9 6QW

## **Lovely Three-Bedroom Home with Great Outdoor Space in Barrowford**

Lovely Three-Bedroom Home with Great Outdoor Space in Barrowford

### Key Features

- Three bedrooms
- Two reception rooms
- Open plan living area to the rear of the property
- Utility room and downstairs shower room
- Open field views to the rear
- Well-presented rear garden with a patio area and pergola
- Driveway parking
- Short distance to Barrowford centre
- Close to shops and restaurants
- Local primary schools nearby
- Easy access to M65 motorway

This welcoming home on Wheatley Lane Road, Barrowford, has a bright lounge at the front, with a second sitting room that opens into the dining area and kitchen, perfect for everyday life or having friends and family round. There's a handy utility room, a downstairs shower room, and a garage that offers extra storage. Upstairs, you'll find three bedrooms and a family bathroom. Outside, the front garden is neat with shrubs and plants, and the rear garden includes a lawn, a decking area, and a patio with a pergola. To the back of the house, open fields give a pleasant sense of space.

### From the Agent's Perspective

This property offers a lovely mix of comfort and practicality. It's well looked after, with a good layout that suits a range of buyers. The rear garden is a real highlight ideal for those who enjoy spending time outdoors. It's close to all that Barrowford has to offer, yet the open outlook at the back gives it a nice, peaceful feel.

### From the Client's Perspective

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# Property Description

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We've lived here for eight years and it's been a fantastic home. The layout works so well for everyday life and for having people over, and the garden - especially with the open fields behind - is a real favourite. It's peaceful but close to everything in Barrowford, and the neighbours are genuinely lovely. We'll really miss it.

## Additional Information

Tenure- Leasehold, 907 years remaining.

Council tax band - C

Heating- Gas Central Heating

Electric- Mains

Drainage - Mains

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