

Property Details

8 Trough Laithe Road,
Barrowford, Lancashire, BB9 6FA

OIRO £325,000



Property Photos

8 Trough Laithe Road, Barrowford, Lancashire, BB9 6FA

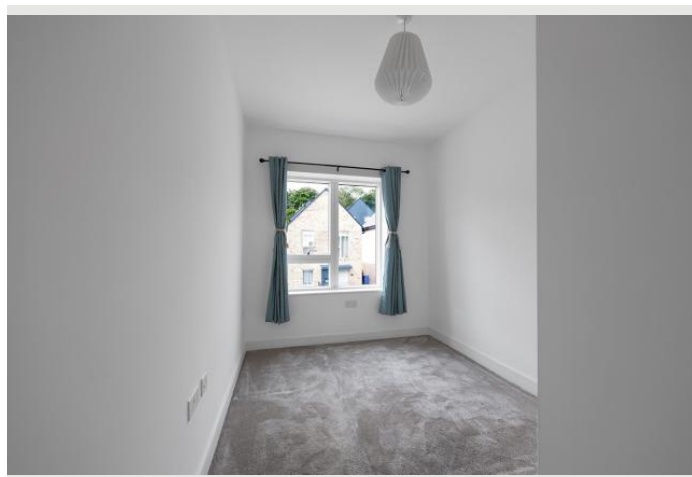
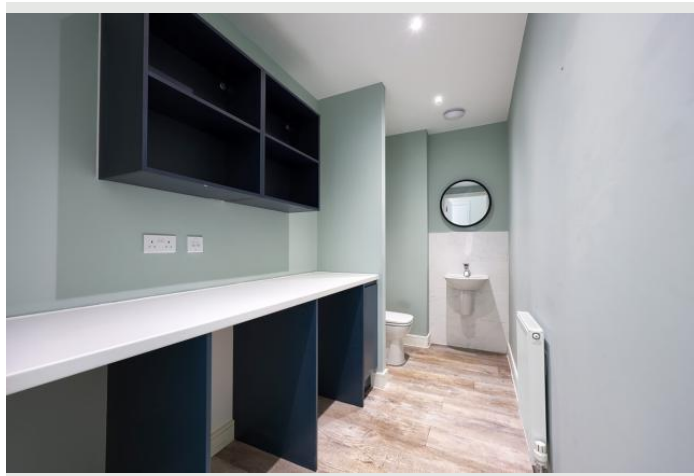


Creation Date

26/08/2025

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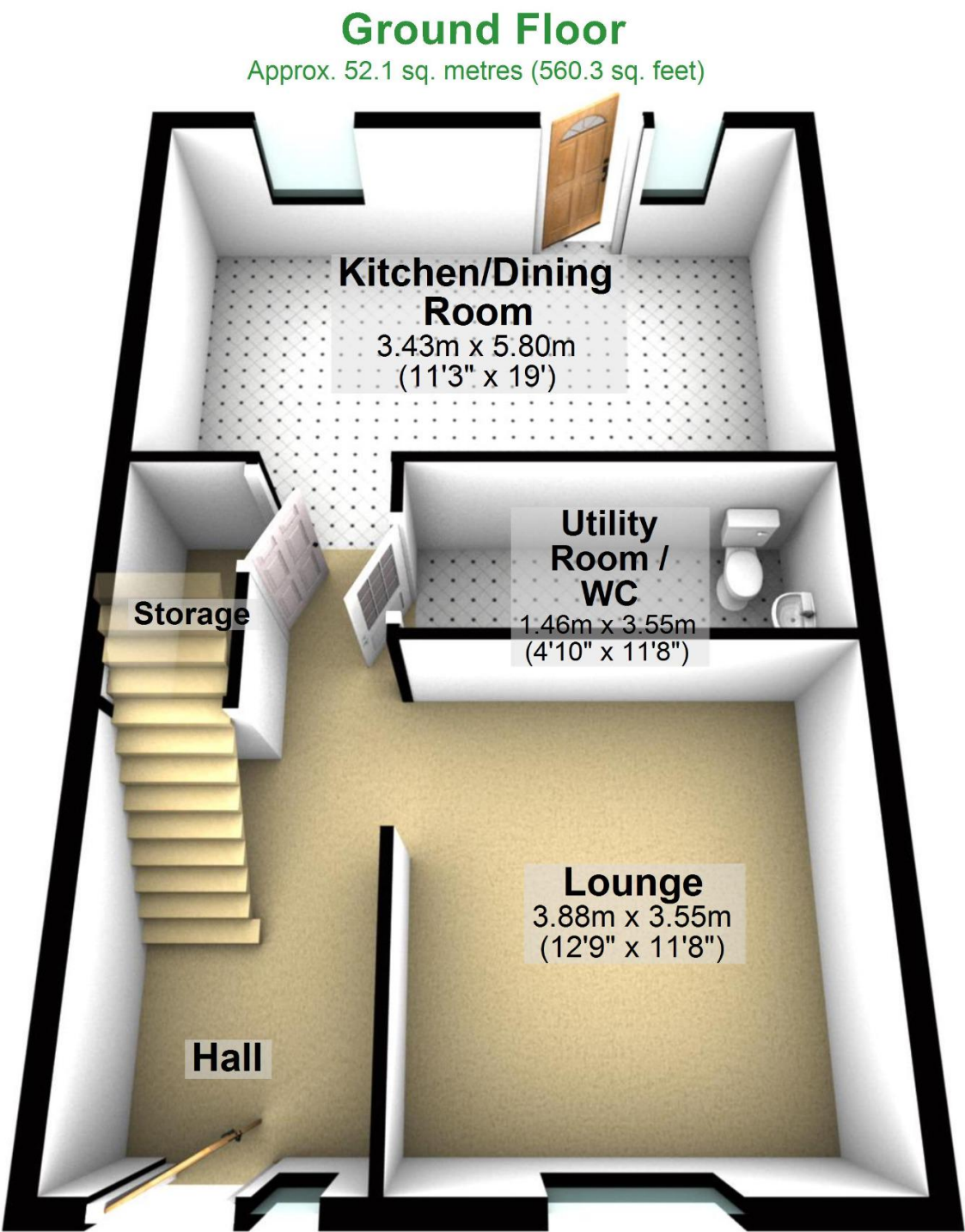


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Property Floor Plans

8 Trough Laithe Road, Barrowford, Lancashire, BB9 6FA

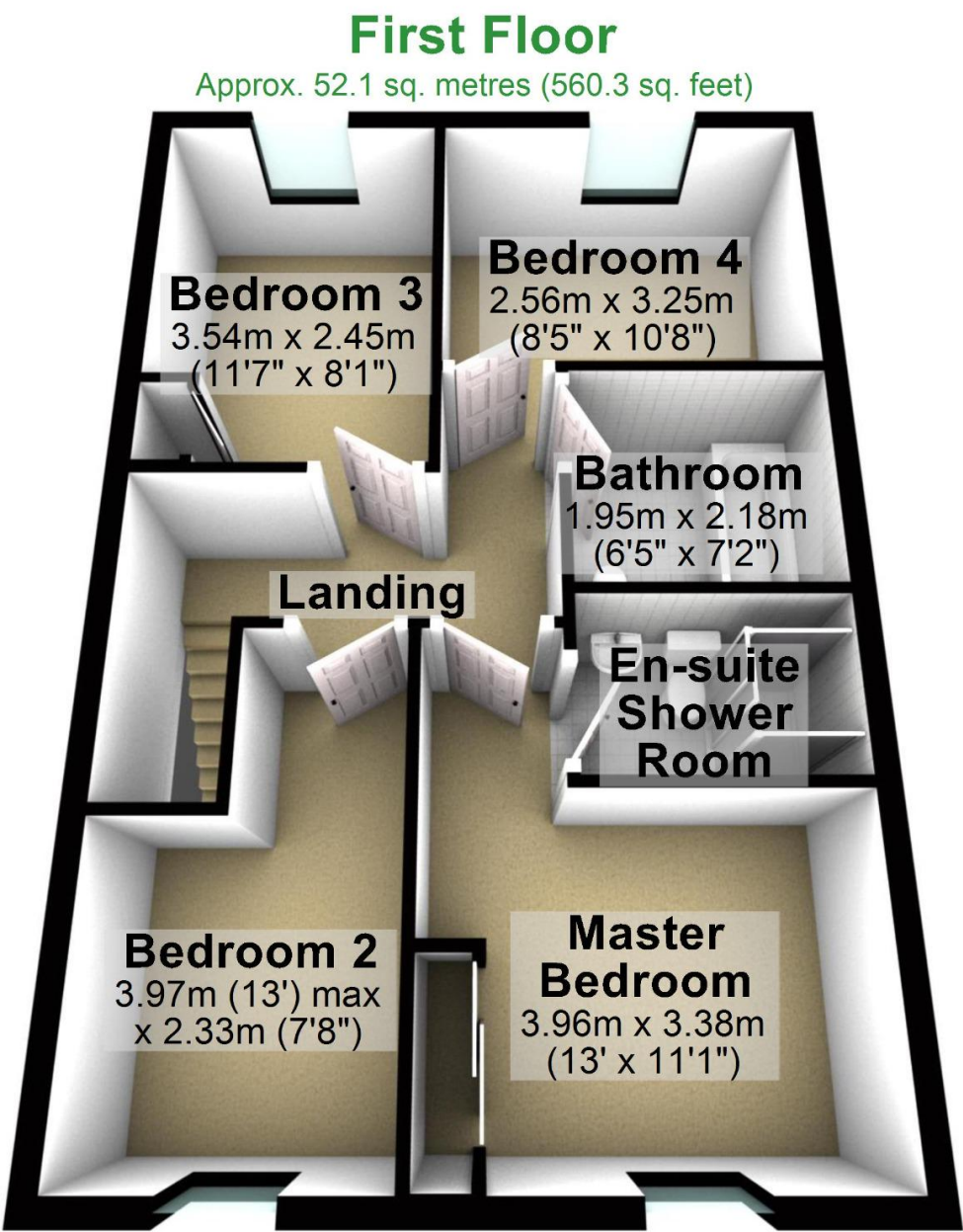


Total area: approx. 104.1 sq. metres (1120.6 sq. feet)

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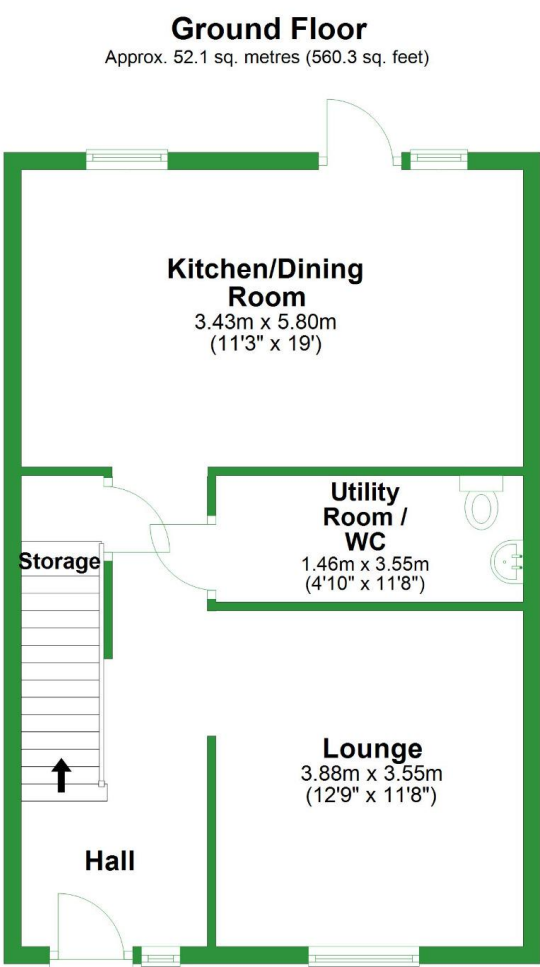
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Property Floor Plans

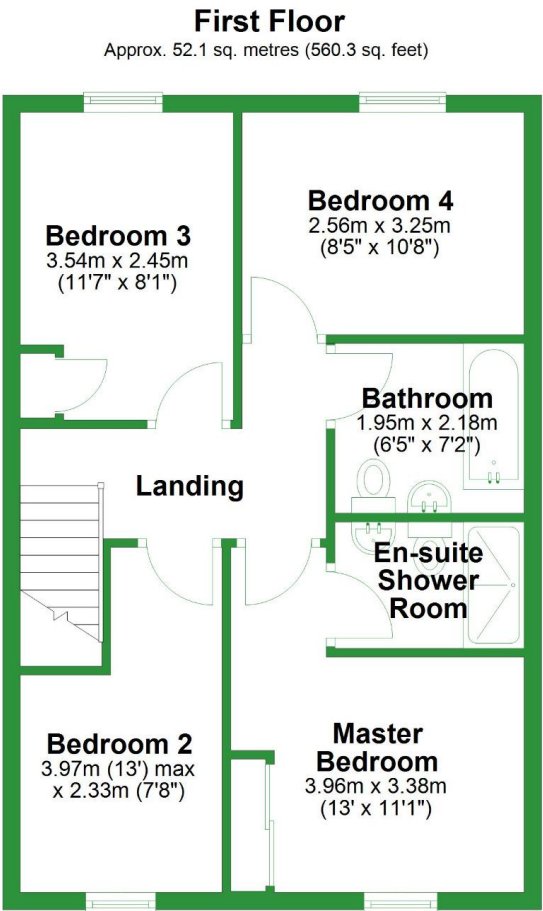
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Property Info

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Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
1120.6
Agency Type
Sole
Parking
Drive
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

-

Price Qualifier

OIRO

Price

£325,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

8 Trough Laithe Road, Barrowford, Lancashire, BB9 6FA

Feature 1

Four Bedroom Detached

Feature 2

Main Bedroom With En-suite

Feature 3

Chain Free

Feature 4

Quiet Estate Location

Feature 5

Large Rear Garden With Patio Area And Shed

Feature 6

Great Location For Motorway Links And Amenities In Barrowford

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Property Description

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Stylish Detached Home with Garden and Driveway

Stylish Detached Home with Garden and Driveway

Key Features

- Detached property
- Main bedroom with en-suite
- Three further bedrooms
- Open plan kitchen dining area with integrated appliances
- Utility room and downstairs WC
- Large rear garden with patio and shed
- Quiet new-build estate
- Chain-free
- Close location to the centre of Barrowford for restaurants and amenities

Located on Trough Laithe Road in Barrowford, this modern detached home sits on a quiet new-build estate. The front lounge is a comfortable place to relax, while the open-plan kitchen and dining room at the back is perfect for everyday living. The kitchen comes with integrated appliances, and there's a combined utility room and WC for convenience. An under-stairs cupboard offers handy extra storage.

Upstairs, the main bedroom has its own en-suite shower room, and there are three further bedrooms plus a family bathroom. The rear garden is a generous size, with a patio area ideal for sitting out, as well as a shed for storage. To the front, you'll find a driveway and an inbuilt parcel box.

From the Agent's Perspective:

This property offers a great mix of style, comfort, and practicality. The layout works well for families or anyone who needs flexible space for everyday life. The open-plan kitchen and dining area is a strong feature, and the garden provides plenty of room to enjoy outdoor time. Being part of a newer development, the property benefits from modern fittings and a smart finish throughout.

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From the Client's Perspective:

We have lived here for three years and are now moving to be closer to family. During our time here, we've really appreciated the excellent transport links, with easy access to Manchester, Burnley, Preston, and Blackburn. The community on the estate has been wonderful, and the local walks are fantastic, with children's parks, duck ponds, and scenic routes to enjoy.

Shopping is convenient, with Boundary Mill nearby and Morrisons just two minutes away. Colne is only a 10-minute drive and offers all the major shops, while Barrowford has plenty of local schools as well as great places to socialise.

Additional Information

Tenure- Freehold

Council tax band - E

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Service charge - Approx 250 per annum

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