

Because life is

PettyTM
Real

27 Trough Laithe Road
Barrowford
Nelson
BB9 6ET



For Sale

Reduced £289,950

- Detached Family Home.
- Three Bedrooms - Master Bedroom With Fitted Wardrobes.
- Stunning Kitchen Dining Space.
- Looility Space Off Kitchen.
- Bright Reception Room Space Overlooking Rear Garden.

- Back Garden Space Over Two Tiers.
- Two Off Road Parking Spaces.
- EPC Rating: B.
- Council Tax Band: D.
- Freehold.



For sale with no onward chain!

Petty Real are delighted to present this stunning three-bedroom detached home on Trough Laithe Road, Barrowford – a beautifully presented, modern property, ideal for a growing family.

Occupying a generous corner plot, the home offers excellent curb appeal and practical living with two off-road parking spaces to the side.

Upon entering, you're welcomed into a stylish open-plan kitchen/diner, boasting sleek worktops, ample storage, and integrated appliances including an oven, induction hob with extractor, fridge-freezer, dishwasher, and space for a family dining table.

To the rear, a bright and spacious lounge area offers plenty of room for a large L-shaped sofa and enjoys natural light via a large window overlooking the garden.

A cleverly designed 'lootility' room provides a downstairs WC and space for laundry appliances, with additional fitted storage. An understairs cupboard adds further practicality.

The landscaped rear garden features a two-tier design with patio, lawn, and planting space – ideal for relaxing or entertaining outdoors.

Upstairs, the primary bedroom impresses with fitted wardrobes, dual aspect windows, and stylish lighting, creating a calm, cosy space. The family bathroom offers a contemporary four-piece suite with bath, walk-in shower, sink, and WC.

Bedrooms two and three are both generous in size, perfect for children, guests, or home working.

Key features:

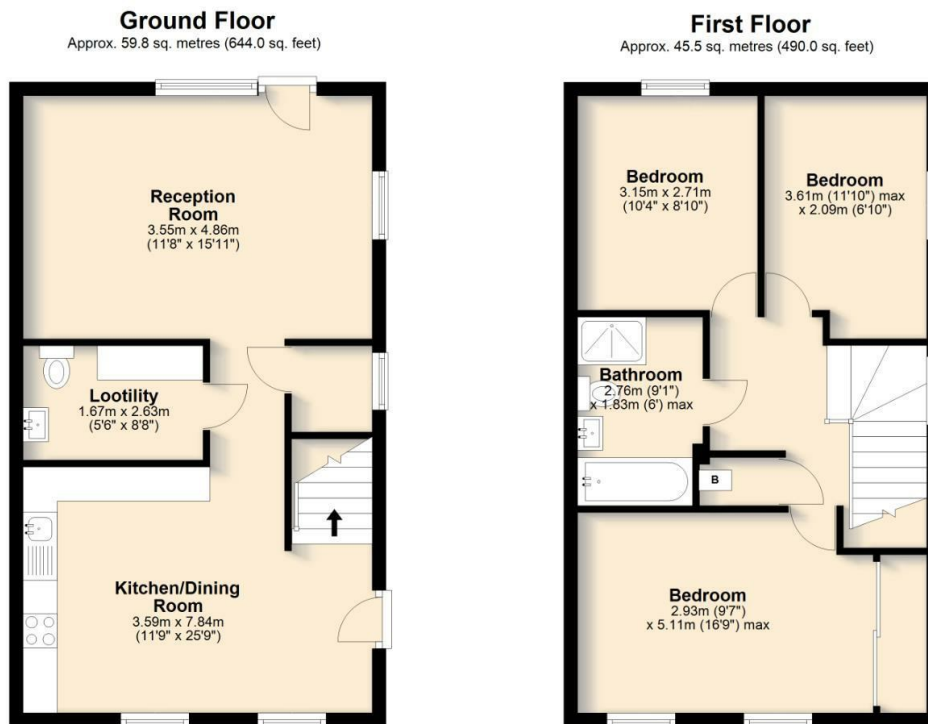
Freehold | EPC Rating: B | Council Tax Band: D

Built in 2023 – 8 years remaining NHBC warranty

Built-in electricals: 3-year warranty remaining

Smart parcel box, app-controlled heating & alarm system

Don't miss your chance to view this immaculate, move-in-ready home. Contact Petty Real today to arrange your viewing.

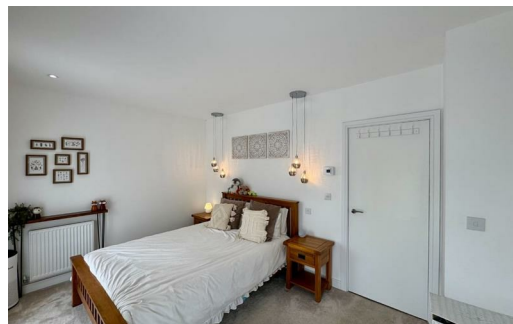


Total area: approx. 105.4 sq. metres (1134.0 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.

Plan produced using PlanUp.

Trough Laithe Road, Barrowford



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