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1 Brookbank
Barrowford
BB9 6JE



For Sale

- Spacious end-terrace
- Fantastic blend of modern style with character features throughout
- Pleasant open aspect to the front, near Barrowford Park & Booths supermarket
- Two spacious reception rooms providing versatile living spaces
- Modern kitchen with contemporary units and ample workspace

Offers Over £274,000

- Large double bedroom with fitted wardrobes and recently fitted ensuite
- Further double bedroom plus a good-sized single bedroom
- Contemporary family wet room with quality fixtures
- Split-level private rear yard, ideal for low-maintenance outdoor space
- Separate rear external workshop/store for storage or hobbies



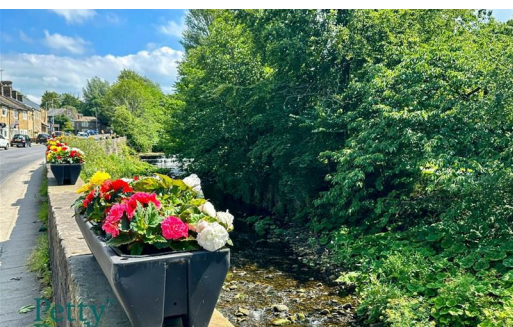
This property offers a fantastic blend of modern style while retaining character features, making it a warm and appealing home for a growing family. Situated in a highly convenient location near Barrowford Park, the Heritage Centre and Booths supermarket, the property benefits from a pleasant open aspect to the front while remaining close to local schools, transport links and village amenities.

On the ground floor, there are two spacious reception rooms providing versatile living spaces for family life, entertaining or relaxing. The second reception room leads through to a sleek, modern kitchen, offering contemporary units and ample workspace for daily cooking needs. A downstairs WC adds further practicality, ideal for busy households.

The first floor offers a spacious layout, with a large double bedroom to the front of the property, benefitting from fitted wardrobes and a recently fitted, modern ensuite shower room for added privacy and comfort. A further double bedroom and a good-sized single bedroom offer flexibility for children, guests or office use. A contemporary family wet room completes the first floor, adding a touch of luxury while remaining practical for daily routines.

Externally, the property enjoys a split-level private rear yard, providing a low-maintenance outdoor space perfect for summer dining or enjoying your morning coffee. Additionally, there is a separate rear external workshop/store offering superb flexibility for storage, hobbies or as a potential home office to support hybrid working.

This is a must-view home for families seeking a spacious, move-in-ready property that combines modern living with a touch of character in a highly desirable Barrowford location.



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