





Hilton &  
Horsfall

BB9 6JY

## Park Street East, Barrowford

### Offers In The Region Of £295,000

This THREE bedroomed detached bungalow is situated in an elevated position on a sought after estate in the popular village of Barrowford. Conveniently located for all the bars, bistros and boutiques the village has to offer and the M65 motorway is only a short drive away with transport links to Burnley, Manchester, Preston and Blackburn. Affording many noteworthy features and briefly comprising of: an entrance vestibule, entrance hallway, spacious dual aspect living room, fitted dining kitchen and double doors leading through to the conservatory. You will also find THREE well proportioned bedrooms and a three piece bathroom suite. Externally to the front elevation there is a tarmac driveway which leads to an attached garage and a garden laid mainly to lawn with a hedge border. To the rear is an enclosed garden with a mature lawn, patio seating area and a rooftop terrace located above the garage with a large summer house and offers views down to the village. One not to be missed. Early viewing is advised to avoid disappointment. Council Tax Band 'D'. Freehold.







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## Lancashire

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### GROUND FLOOR

With a uPVC double glazed front door leading through to:

#### ENTRANCE VESTIBULE

With access through to:

#### ENTRANCE HALLWAY

Having coving, dado rail, spot lights and 1x radiator. Leading through to:

#### LIVING ROOM 16'2" x 11'9" (4.93m x 3.59m)

A spacious living room having a gas fire set within a feature fireplace, coving, ceiling rose, 1x radiator, television point, a uPVC double glazed window to the side elevation and a large uPVC double glazed window to the front elevation.

#### DINING KITCHEN 17'8" x 9'9" (5.39m x 2.98m)

Offering fitted wall and base units, contrasting work surfaces over, inset sink with a mixer tap, fitted breakfast bar, ample space for a dining table / chairs, coving, spot lights, Neff integrated oven, integrated fridge / freezer, plumbing for a washing machine, large uPVC double glazed window to

the rear elevation offering far reaching views, telephone point, double doors leading into the conservatory, 1x radiator and tiled splash backs.

#### CONSERVATORY 12'5" x 6'4" (3.80m x 1.95m)

A well proportioned room overlooking the rear garden. Having a uPVC double glazed door to the rear and a uPVC double glazed door to the side elevation.

#### INNER HALLWAY

With an inbuilt storage cupboard, coving, spot lights and access to the loft hatch.

#### BEDROOM ONE 12'6" x 9'9" (3.83m x 2.98m )

A room of double proportions with coving, ceiling rose, 1x radiator, a uPVC double glazed window to the rear elevation and fitted mirrored wardrobes.

#### BEDROOM TWO 12'10" x 9'9" (3.93m x 2.98m)

Another room of double proportions with fitted wardrobes, 1x radiator and a uPVC double glazed window to the front elevation.

#### BEDROOM THREE 12'10" x 7'0" (3.93m x 2.15m)

A well proportioned room with wood effect flooring, 1x radiator, coving, dado rail, telephone point and a uPVC double glazed window to the front elevation.

#### BATHROOM

A 3-piece suite comprising of: a vanity sink with a mixer tap, low level w.c, panelled bath with overhead shower, 1x chrome radiator, coving, spot lights, extractor fan, tiled splash backs, wood effect flooring, shaving point, mirrored, vanity cupboard and a uPVC double glazed frosted window to the side elevation.

#### GARAGE 17'9" x 13'2" (5.43m x 4.02m)

With an up and over style garage door, ideal space for storage.

#### LOWER GARAGE 26'3" x 8'8" (8.01m x 2.66m)

Located on the lower ground floor and is currently being used as a storage space and can be accessed to the side of the property.

### EXTERNALLY

Externally to the front elevation there is a tarmac driveway which leads to an attached garage and a garden laid mainly to lawn with a hedge border. To the rear is an enclosed garden with a mature lawn, patio seating area and a rooftop terrace located above the garage with a large summer house and offers views down to the village.

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## OUTSIDE

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