



Hilton &
Horsfall

BB9 6AP

Springbank, Barrowford

Offers In The Region Of £359,950

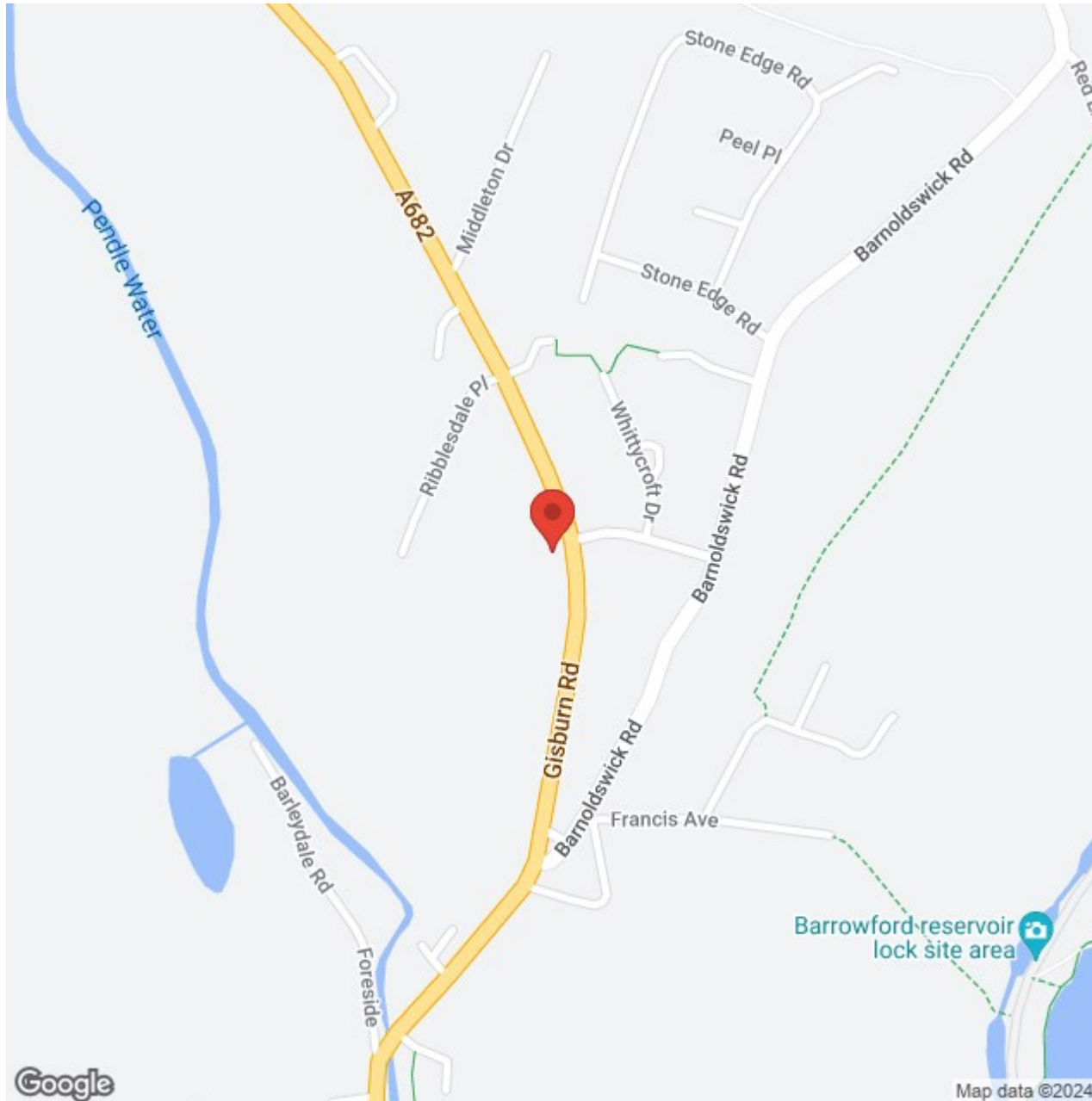
An amazing opportunity to acquire this spacious FIVE bedroomed dwelling located in a highly desirable area of Barrowford. Situated conveniently close by to local amenities, transport links and good schools. Having the added benefit of the M65 motorway only being a short drive away providing easy access through to neighbouring towns / cities such as: Burney, Blackburn & Manchester. Affording many noteworthy features throughout and briefly comprising of: useful utility room, family sizing living room, spacious dining room, fitted kitchen, five well proportioned bedrooms, contemporary three piece bathroom suite and a stunning three piece shower room suite. Externally to the front elevation you will find an artificial lawn, mature shrubs and flowerbeds. To the rear elevation there is an enclosed well kept yard, tarmac driveway offering off road parking for three cars, detached garage and a flagged patio area with space for outdoor seating. Early viewings are advised to avoid disappointment. Council Tax Band 'D'. FREEHOLD.

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Lancashire

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LOWER GROUND FLOOR

On the lower ground floor you will find:

UTILITY ROOM 24'6" x 15'9" (7.483m x 4.801m)

A useful utility room having fitted base units with contrasting work surfaces over, plumbing for a washing machine and space for a tumble dryer, recessed LED spotlights, tiled splash back and inset sink with chrome mixer tap.

GROUND FLOOR

On the ground floor you will find:

ENTRANCE VESTIBULE

With solid oak wood flooring and a door leading through to the entrance hallway.

ENTRANCE HALLWAY

A welcoming entrance hallway with solid oak wood flooring, cast iron radiator, open balustrade staircase to the first floor / landing and doors leading through to:

LIVING ROOM 16'8" x 13'10" (5.082m x 4.240m)

A family sized living room having solid oak wood flooring, ceiling coving, cast iron radiator, television point, wall feature fireplace with an open fire set within, space for settees and bay fronted uPVC leaded window to the front elevation.

DINING ROOM 13'10" x 12'6" (4.223m x 3.820m)

A spacious dining room with ceiling coving, inbuilt modern electric fire, space for table and chairs, 1x central heating radiator, and uPVC double glazed window to the rear elevation.

KITCHEN 10'3" x 17'2" (3.141m x 5.233m)

Offering a range of fitted wall and base units with contrasting work surfaces, tiled splash back, inset sink with chrome mixer tap, ceiling coving, recessed LED spotlights, Rangemaster cooker, New World chrome extractor hood, space for table and chairs, modern

anthracite radiator, space for a freestanding fridge / freezer, uPVC double glazed windows to the side and rear elevation and doors leading to the utility room and out to the rear yard.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 13'11" x 12'9" (4.254m x 3.893m)

A bedroom of double proportions with ceiling coving, space for wardrobes and drawers, 1x central heating radiator and a uPVC double glazed window to the rear elevation.

BEDROOM TWO 13'4" x 10'11" (4.076m x 3.330m)

Another bedroom of double proportions with ceiling coving, space for wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM THREE 10'4" x 9'6" (3.174m x 2.920)

Yet again a bedroom of double proportions with space for wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM FOUR 9'7" x 6'9" (2.94m x 2.07m)

A well proportioned bedroom which is currently utilised as a home office having ceiling coving, space for drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A contemporary 3 piece bathroom suite comprising of: a corner bathtub with shower attachment over, low level w.c, pedestal sink with chrome mixer tap, tiled walls, recessed LED spotlights, 1x central heating radiator and a frosted uPVC double glazed window to the side elevation.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

BEDROOM FIVE 18'3" x 10'9" (5.586m x 3.284m)

A bedroom of double proportions having recessed LED spotlights, 1x central heating radiator, 2x wall lights, storage into the eaves, double doors to wardrobe, 2x velux windows to the front elevation and 1x velux window to the rear elevation.

SHOWER ROOM

A simply stunning 3 piece shower room suite comprising of: tiled flooring and walls, walk in shower cubicle with rainfall shower head, sink in vanity unit with chrome mixer taps, low level w.c, recessed LED spotlights, 1x central heating radiator, storage into the eaves, chrome towel rack and 1x velux window to the rear elevation

360 DEGREE VIRTUAL TOUR

Link: <https://bif.ly/springbank-barrowford>

EXTERNALLY

Externally to the front elevation you will find an artificial lawn, mature shrubs and flowerbeds. To the rear elevation there is an enclosed well

kept yard, tarmac driveway allowing off road parking for three cars, a large detached garage and a flagged patio area with space for outdoor seating.

GARAGE

Ideal for off road parking and storage purposes.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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ADDITIONAL INFORMATION

Newly fitted carpets on the landing and stairs, and attic bedroom.



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OUTSIDE

Externally to the front elevation you will find an artificial lawn, mature shrubs and flowerbeds. To the rear elevation there is an enclosed well kept yard, tarmac driveway allowing off road parking for three cars, a large detached garage and a flagged patio area with space for outdoor seating.





Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

1781.83 ft²
165.54 m²

Reduced headroom

25.64 ft²
2.38 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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