







Hilton &  
Horsfall



BB9 6BY

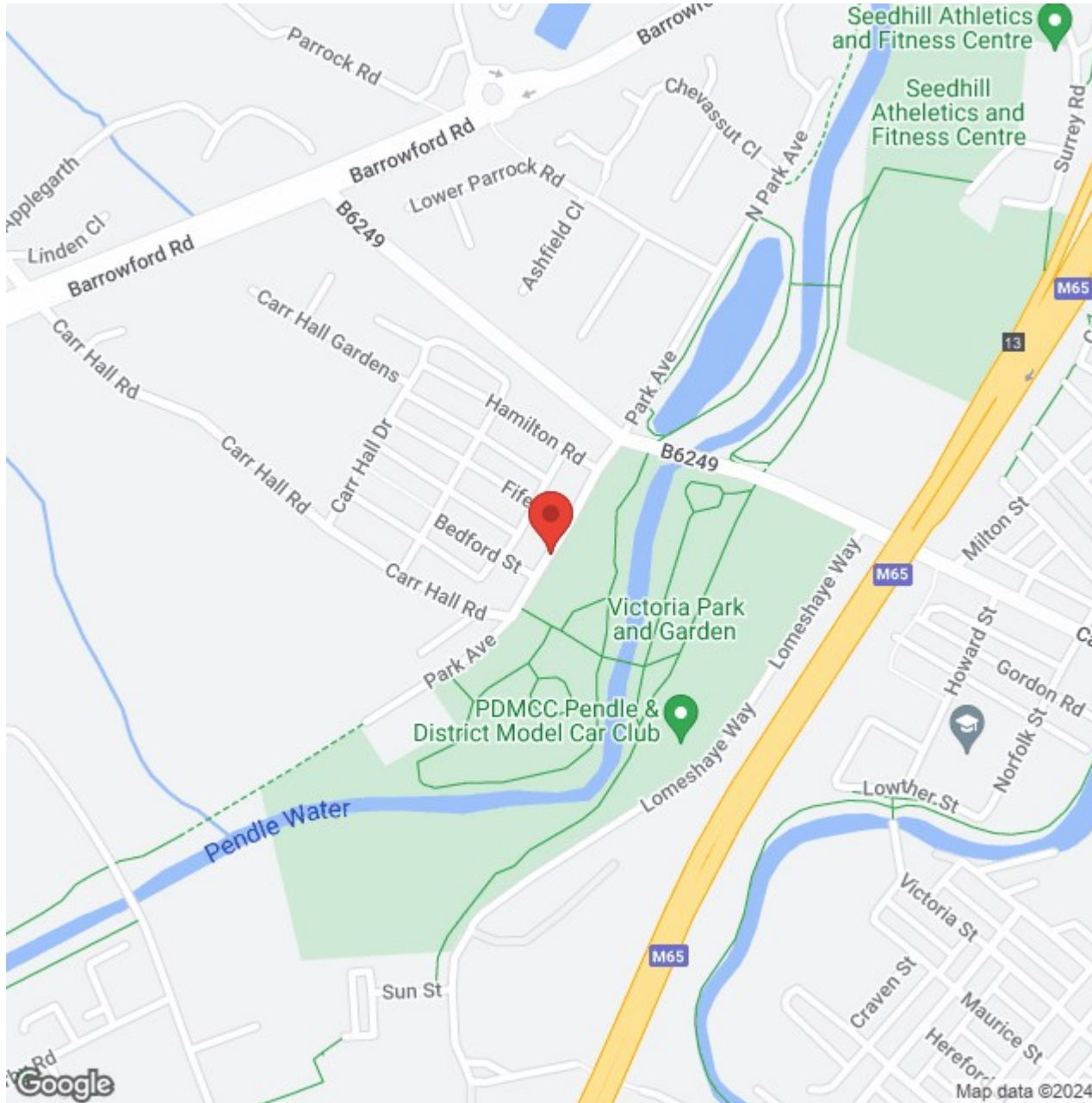
## Park Avenue, Barrowford

### Offers In The Region Of £219,950

A great opportunity to acquire this three bedroomed dwelling, located on a sought after row just a stroll away from Victoria Park. Affording noteworthy features and briefly comprising of: an entrance hallway, spacious bay fronted living room, sitting room / dining room, inner hall with a staircase leading to the first floor / landing and a fitted kitchen with access out to the rear elevation. Externally to the front elevation is a spacious gated forecourt. To the rear elevation you will find an enclosed large garden. Having local amenities, transport links, primary and secondary schools close by. Early viewing is advised. Council Tax Band 'C'. Freehold.













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## Lancashire

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### GROUND FLOOR

Having a uPVC double glazed front door leading into:

#### ENTRANCE HALLWAY

With wood effect flooring, 1x radiator and a large uPVC double glazed window to the side elevation.

#### LIVING ROOM 15'8" x 13'6" (4.797m x 4.138m)

A spacious room having a large square bay fronted window, feature panelling, 1x radiator and a telephone point.

#### SITTING ROOM / DINING ROOM 17'10" x 13'1" (5.455m x 4.010m)

A large room which has a multitude of uses. Having wood effect flooring, 3 uPVC double glazed windows to the side elevation, gas fire set within a feature fireplace, feature panelling, 1x radiator and access through to the kitchen.

#### INNER HALL

With a staircase leading to the first floor / landing and an under stairs storage cupboard.

#### KITCHEN 8'9" x 16'6" (2.669m x 5.054m)

Offering fitted wall and base units in grey, contrasting work surfaces over, gas oven, 4-ring gas hob with air extraction hood over, plumbing for a washing machine, space for a free standing fridge / freezer, inset sink, tiled flooring, a uPVC double glazed door leading out to the rear yard, a uPVC double glazed door leading out to the front elevation, 1x radiator, spot lights and 3x uPVC double glazed windows to the rear.

#### FIRST FLOOR / LANDING

Having access to the loft hatch.

#### BEDROOM ONE 15'4" x 10'1" (4.692m x 3.088m)

A room of double proportions having 1x radiator, space for a wardrobe / drawer and a double glazed window to the front elevation.

#### BEDROOM TWO 12'1" x 12'8" (3.684m x 3.878m)

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

#### BEDROOM THREE 9'7" x 6'5" (2.931m x 1.962m)

Having 1x radiator and a uPVC double glazed window to the front elevation.

#### HOUSE BATHROOM

A 3-piece suite comprising of: a panelled bath with mixer tap, electric shower over, pedestal sink with a mixer tap, push button w.c, chrome towel radiator, tiled walls, spot lights, access to the loft hatch and a double glazed window to the side elevation.

#### EXTERNALLY

Externally to the front elevation is a spacious gated forecourt. To the rear elevation you will find an enclosed large garden having ample space for garden furniture and a storage shed.

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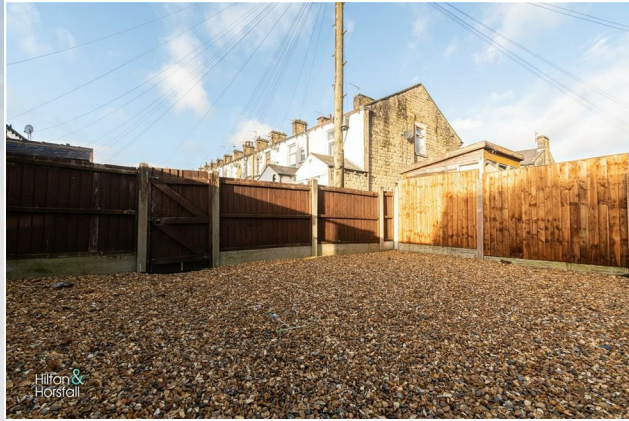
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OUTSIDE









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