



Hilton &
Horsfall

BB9 6QF

Parrock Road, Barrowford

Offers In The Region Of £449,950

- Semi-detached • Large Garden • Private Driveway & Detached Garage • Three Spacious Bedrooms • Two Reception Rooms • Large Family Home

A lovely semi-detached property located on the outskirts of the ever popular village of Barrowford. Offering 3 bedrooms this property has many noteworthy features and briefly comprises of: Entrance porch, entrance hallway, spacious living room, a fully fitted dining kitchen, separate utility room, useful downstairs cloakroom, a cosy conservatory, one house bathroom and one shower room, THREE spacious bedrooms. Externally to the front of the property is a well kept gravelled forecourt and a driveway providing ample off road parking and access to the garage. To the rear is an enclosed, garden which has both laid to lawn and flagged patio areas, perfect for entertaining guests in the summer. Positioned just a short distance from local amenities including, schools, supermarkets and restaurants, this is one not to be missed. Early viewing advised. Council Tax Band E.





Lancashire

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GROUND FLOOR

ENTRANCE PORCH

With tiled flooring, uPVC double glazed front door, tiled flooring, uPVC glass door leading onto entrance hallway.

ENTRANCE HALLWAY

With x2 central heating radiator and uPVC double glazed window to the side elevation.

LIVING ROOM 19'8" x 12'9" (6.00m x 3.90m)

A spacious living room with x2 uPVC double glazed window to the front elevation, x2 central heating radiators, brick feature wall with electric fire set within and television point.

DINING ROOM 14'9" x 13'9" (4.51m x 4.20m)

A large dining room with ample space for table and chairs, x2 central heating radiators uPVC double glazed window to the rear elevation, feature wall with gas fire set within.

BREAKFAST KITCHEN 17'8" x 8'10" (5.41m x 2.71m)

A fully fitted dining kitchen offering a range of wall and base units, contrasting worktops over, integrated fridge, integrated oven/grill, integrated dishwasher, space for table and chairs, x2 uPVC double glazed window, 4 ring gas hob, x1 central heating radiator.

UTILITY ROOM 6'6" x 9'8" (2.00m x 2.95m)

A useful separate utility room with plumbing for washing machine/ dryer, 2 ring electric hob, space for free standing fridge freezer.

GARDEN ROOM 12'0" x 11'2" (3.68 x 3.41m)

A cosy room over looking the garden with, x2 radiators, space for table chairs and sofa, uPVC double glazed door with access to the rear garden.

GROUND FLOOR WC 4'6" x 2'9" (1.39m x 0.85m)

A useful downstairs WC with a uPVC double glazed frosted window to the side elevation, push button WC.

FIRST FLOOR / LANDING

On the first floor/ landing you will find:

BEDROOM ONE 15'0" x 14'0" (4.59m x 4.29m)

A bedroom of double proportions with a uPVC double glazed window to the front elevation, fitted wardrobes, space for wardrobe/drawers/dresser, and 1 central heating radiator.

BEDROOM TWO 15'7" x 12'7" (4.77m x 3.84m)

Another room of double proportion with 1 central heating radiator, uPVC double glazed window, fitted wardrobes and dresser, and a wall mounted sink with chrome mixer tap.

BEDROOM THREE 12'1" x 9'5" (3.70m x 2.88m)

A room of single proportion with fitted wardrobes, x2 uPVC double glazed windows, x1 central heating radiator and a wall mounted sink.

BATHROOM

A 3-piece bathroom suite comprising of: push button WC, panelled bath with shower above, uPVC double glazed frosted window, storage cupboard with Worcester BOSCH boiler in and 1 central heating radiator.

SHOWER ROOM

A 3-piece shower room with a walk in shower and glass screen around, push button WC, fully tiled walls, uPVC double glazed frosted window, 1 central heating radiator.

EXTERNALLY

Externally to the front elevation is a well kept forecourt with planters/flowers around as well as a pond and a driveway providing ample off road parking and access to the garage. To the rear is an enclosed, garden which has both laid lawn and flagged patio areas, outside tap, summer house, green house, planters and flower around the laid lawn, and ample space for garden furniture.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/parrock-road-barrowford>

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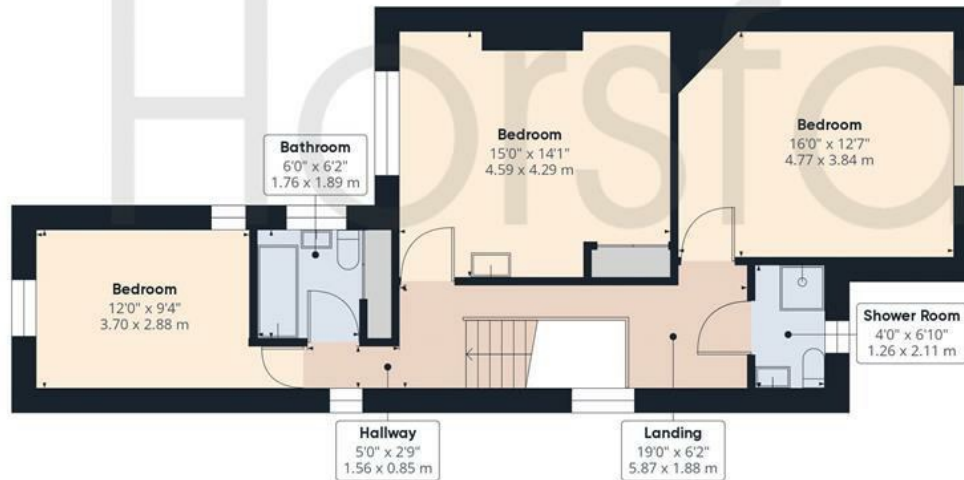
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OUTSIDE

Externally to the front elevation is a well kept forecourt with planters/flowers around as well as a pond and a driveway providing ample off road parking and access to the garage. To the rear is an enclosed, garden which has both laid lawn and flagged patio areas, outside tap, summer house, green house, planters and flower around the laid lawn, and ample space for garden furniture.





Approximate total area⁽¹⁾

1694.78 ft²
157.45 m²

Reduced headroom

0.86 ft²
0.08 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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