



Hilton &
Horsfall

BB9 6EX

Appleby Drive, Barrowford

Offers In The Region Of £324,950

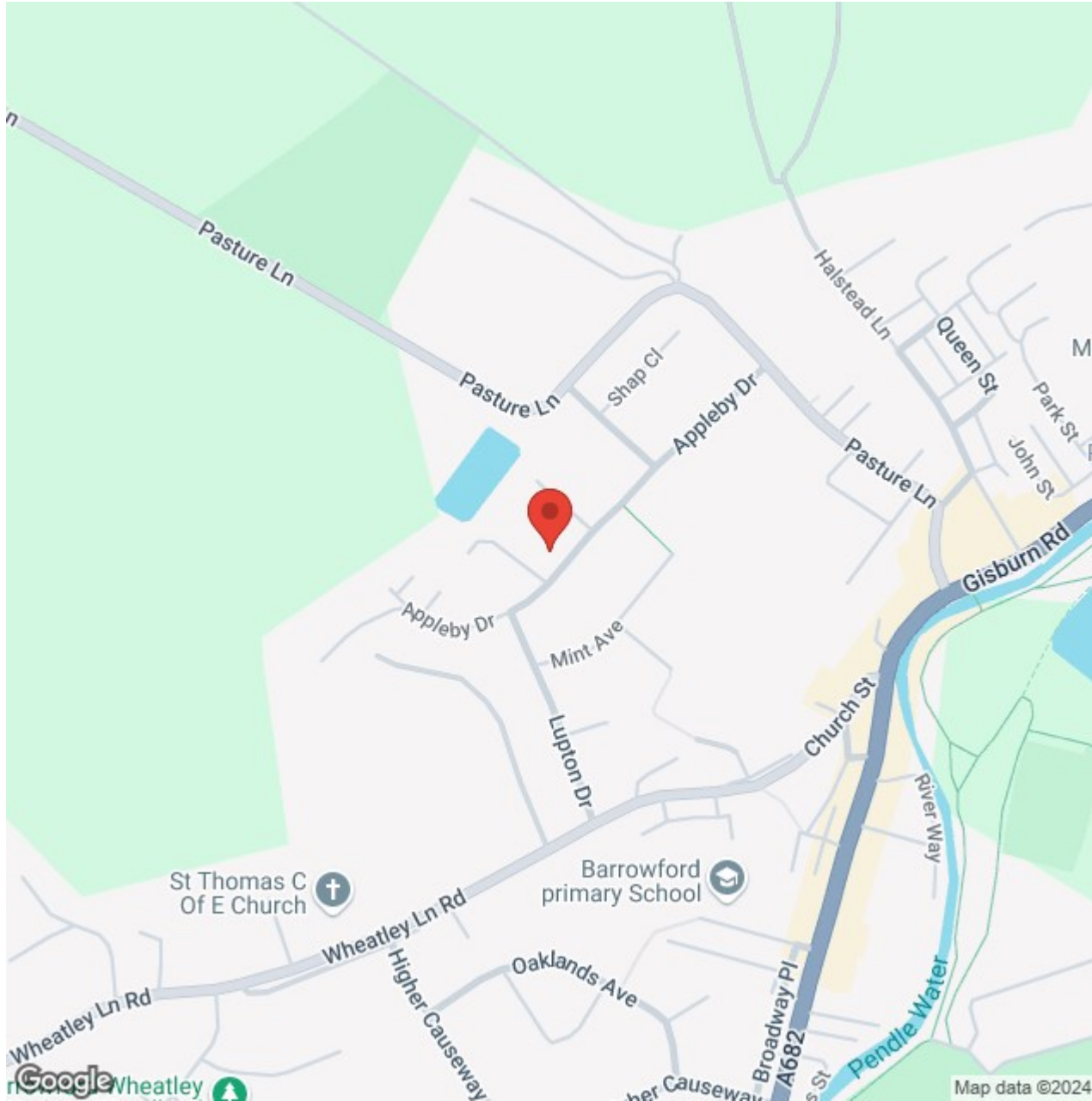
A detached property located within the affluent village of Barrowford. The spacious three bedroomed dwelling boasts many noteworthy features and is a true credit to the current owners. A private driveway leads to the entrance, into the entrance hallway with an staircase leading to the first floor, a ground floor wc and access through to the living room. A contemporary dining kitchen which over looks the large garden to the rear, also having access to the conservatory. On the first floor you will find three well proportioned bedrooms and a spacious 4 piece bathroom suite. Externally there is a garage which is perfect for additional storage. Externally, to the front of the property there is laid lawn with mature shrubs and a paved driveway with ample space for off road parking. To the rear is a large flagged garden and laid lawn, perfect for entertaining during the summer months. Early viewing is highly advised.

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Lancashire

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GROUND FLOOR

With a uPVC doorway leading into an entrance hallway.

ENTRANCE HALLWAY

With wood effect flooring, storage cupboard with new Valiant boiler that was installed in 2024, a radiator and a staircase leads to the first floor.

WC

A useful downstairs wc having x1 central heating radiator, uPVC double glazed frosted window to the side elevation, wood flooring and a push button wc.

LIVING ROOM 14'11" x 11'11" (4.55m x 3.65m)

A family sized living room having uPVC double glazed window to the front elevation, x1 central heating radiator, feature fireplace with electric fire within, french doors leading into the dining kitchen, and television point.

KITCHEN 11'3" x 18'5" (3.45m x 5.63m)

A contemporary dining kitchen having a range of fitted wall and base units, solid oak work surfaces over, inset sink with chrome mixer tap, wood flooring, plumbing for washing machine, uPVC double glazed window to the rear elevation, 4 ring gas hob, fitted electric oven, integrated

dishwasher, integrated fridge/freezer, x2 central heating radiators, fitted oak breakfast bar, recessed LED spot lights, space for table/chairs, and uPVC sliding glass doors leading into the conservatory.

CONSERVATORY 10'1" x 13'1" (3.08m x 3.99m)

A bright conservatory having tiled flooring, x1 central heating radiator, space for sofas and chair, uPVC double glazed glass french doors to the rear elevation.

FIRST FLOOR / LANDING

On the first floor/ landing you will find;

BEDROOM ONE 13'0" x 10'5" (3.97m x 3.20m)

A spacious master bedroom with built in wardrobes, uPVC double glazed window to the front elevation, x1 central heating radiator,.

BEDROOM TWO 11'6" x 9'5" (3.51m x 2.89m)

A bedroom of double proportion having uPVC double glazed window to the rear elevation, space for wardrobe and drawers, x1 central heating radiator.

BEDROOM THREE 7'1" x 8'11" (2.17m x 2.73m)

A bedroom of single proportion with uPVC double glazed window to the rear elevation, x1 central heating radiator and inbuilt wardrobe and drawers.

BATHROOM

A spacious 4-piece bathroom suite comprising of; fully tiled walls/ floors, recessed LED spot lights, chrome towel radiator, shower cubicle with glass screen around, wall mounted sink with chrome mixer tap, uPVC double glazed frosted window to the front elevation.

DETACHED GARAGE

Externally there is a garage which is perfect for additional storage.

EXTERNALLY

Externally, to the front of the property there is laid lawn with mature shrubs and a paved driveway with ample space for off road parking. To the rear is a large flagged garden and laid lawn, perfect for entertaining during the summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/appleby-barrowford>

PROPERTY DETAIL

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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OUTSIDE





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1248.83 ft²

116.02 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.



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