



Hilton &
Horsfall

BB9 6BB

Stone Edge Road, Barrowford Offers In The Region Of £435,000

• Detached • Three Bedrooms • Two
Bathrooms • Integral Garage • Enclosed Rear South Facing
Garden

Welcome to this charming detached house located on Stone Edge Road in the picturesque village of Barrowford. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three lovely bedrooms and two modern bathrooms, there is plenty of space for everyone in the household. One of the standout features of this property is the ample space for off road parking, ensuring that you and your guests will never have to worry about finding a spot. Additionally, the garage provides extra storage space or the perfect spot to keep your vehicle. As you step outside, you'll be delighted to find an enclosed rear garden that faces south, allowing you to enjoy the sunshine throughout the day, this garden offers a peaceful retreat right at your doorstep.

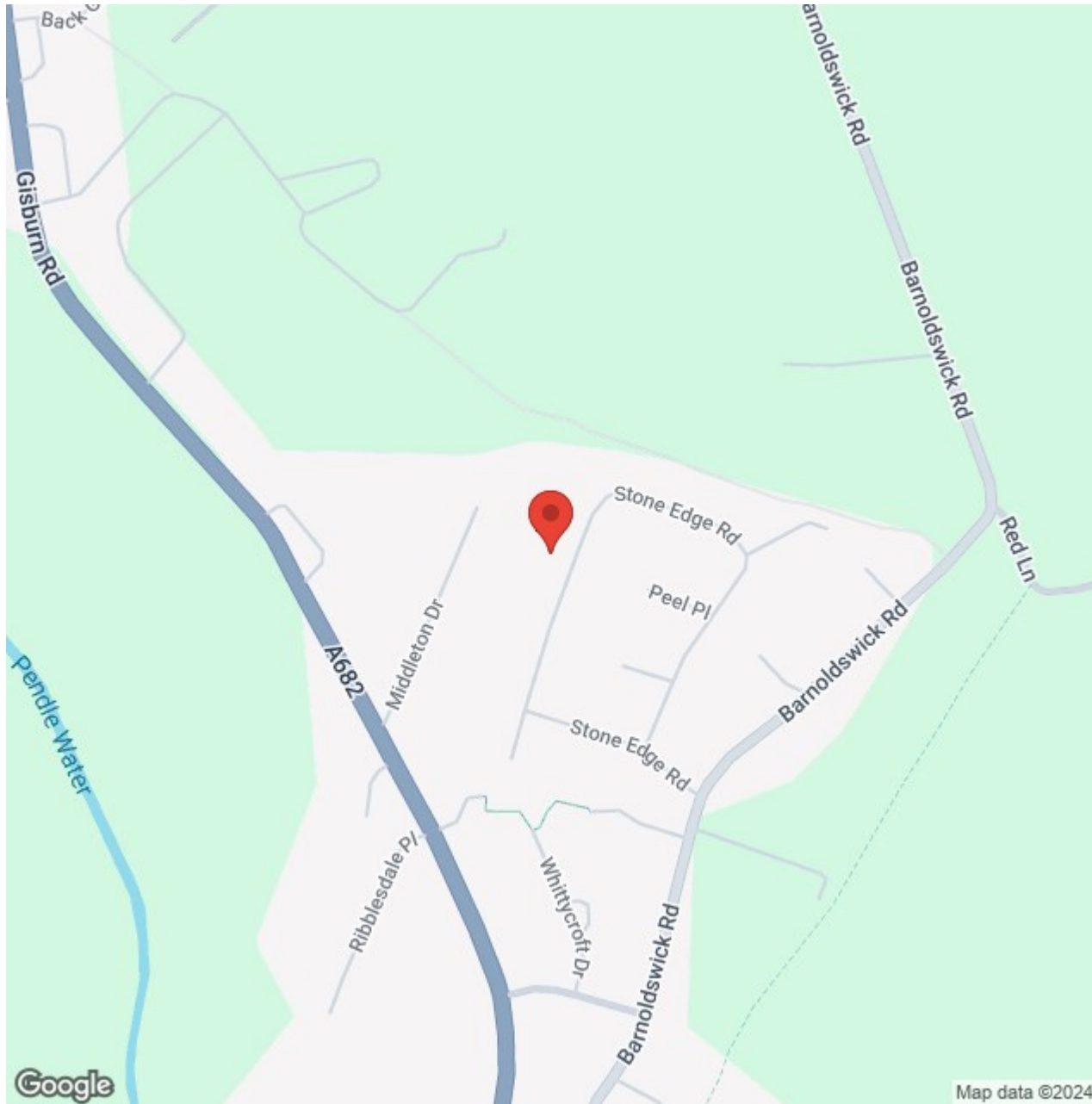
Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm of Stone Edge Road for yourself. Early viewings are highly advised.

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RIBBLE VALLEY
20 WELLGATE
CLITHEROE
LANCASHIRE. BB7 2DP
T: 01200 435667

BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024







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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, loft hatch, recessed LED spotlights and a double glazed composite door to the front elevation.

LIVING ROOM 15'1" x 16'4" (4.62m x 5.00m)

A family sized living room having wood effect flooring, space for settees, television point, exposed ceiling beams, log burning stove, uPVC double glazed window to the side elevation and uPVC patio doors leading out to the rear garden.

DINING KITCHEN 19'0" x 12'7" (5.81m x 3.85m)

Offering a range of fitted wall and base units with contrasting worktops, integrated NEFF microwave oven, NEFF oven / grill, plate warming drawer, inset sink with chrome mixer tap, centre island with pendant light above, space for a dining table and chairs, wood effect flooring, integrated dishwasher and fridge, NEFF 4 ring induction hob with extractor hood above, recessed LED spotlights, uPVC double glazed window to the front elevation and uPVC double glazed patio doors leading out to the rear garden.

UTILITY ROOM 8'8" x 9'8" (2.65m x 2.96m)

A useful utility room consisting of: wood effect flooring, fitted wall

and base units with contrasting worktops, plumbing for a washing machine, space for a tumble dryer, inset sink with chrome mixer tap, Worcester boiler, recessed LED spotlights, door leading through to garage and uPVC double glazed windows to the rear elevation.

BEDROOM ONE 11'1" x 13'8", (3.40m x 4.18,)

A bedroom of double proportions with fitted wardrobes, additional space for wardrobes and drawers, door leading through to the en-suite shower room and uPVC double glazed windows to the side elevation with shutter blinds.

EN-SUITE

A three piece en-suite shower room comprising of: tiled flooring, tiled splash back, shower cubicle with rainfall shower head, sink in vanity unit with chrome mixer tap, push button w.c, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the rear elevation.

BEDROOM TWO 11'2" x 10'3" (3.41m x 3.14m)

Another bedroom of double proportions with space for wardrobes and drawers and uPVC double glazed windows to the front and side elevation.

BEDROOM THREE 16'0" x 8'9" (4.90m x 2.68m)

Yet again a bedroom of double proportions with fitted wardrobes, space for drawers, exposed ceiling beams, recessed LED spotlights and uPVC double glazed windows to the side elevation.

SHOWER ROOM

A modern three piece shower room having wood effect flooring, shower cubicle with rainfall shower head, low level w.c, tiled splash back, sink in vanity unit with chrome mixer tap, recessed LED spotlights, air extraction fan and uPVC double glazed window to the front elevation.

EXTERNALLY

Externally to the front elevation there is a block paved herringbone driveway leading up to the integral garage providing ample space for off road parking and mature shrubs and flowerbeds. To the rear elevation you will find a meticulously maintained south facing garden with a laid lawn, mature trees, shrubs and flowerbeds, decked patio area with space for garden furniture, outside lighting, storage shed and a summerhouse which is currently utilised as a craft room having

double glazing, full electrics and lighting. A tranquil retreat, perfect for use during the Spring / Summer months.

GARAGE / STORAGE 9'5" x 5'4" (2.88m x 1.63m)

A spacious garage having full lighting and electrics, electrically operated garage door and ample space for storage and a freestanding fridge / freezer.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/stone-edge-road-bford>

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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OUTSIDE

Externally to the front elevation there is a block paved herringbone driveway leading up to the integral garage providing ample space for off road parking and mature shrubs and flowerbeds. To the rear elevation you will find a meticulously maintained south facing garden with a laid lawn, mature trees, shrubs and flowerbeds, decked patio area with space for garden furniture, outside lighting, storage shed and a summerhouse which is currently utilised as a craft room having double glazing, full electrics and lighting. A tranquil retreat, perfect for use during the Spring / Summer months.



Approximate total area⁽¹⁾

1304.8 ft²
121.22 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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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)