



BB9 6EX

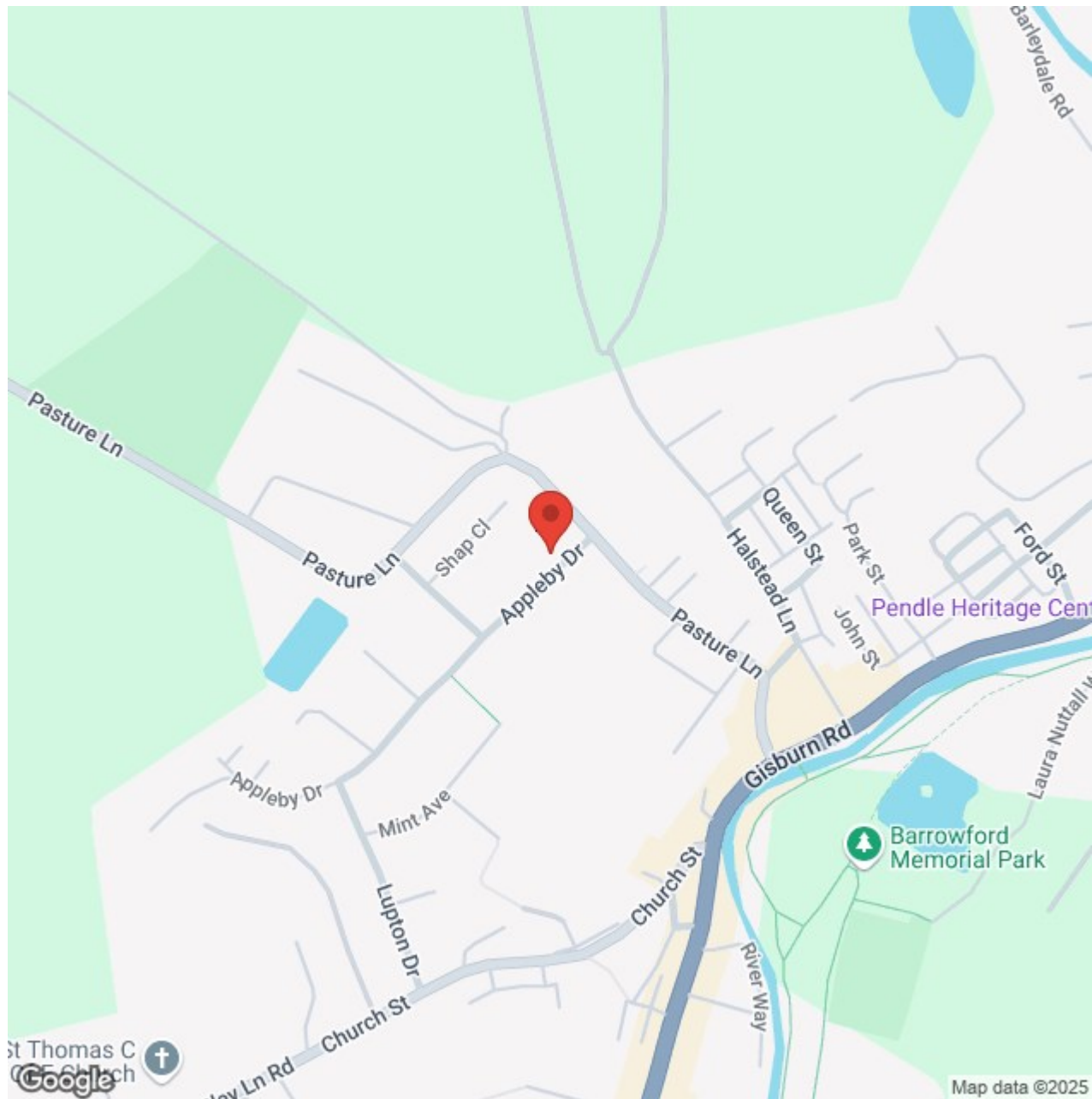
Appleby Drive, Barrowford

Offers In The Region Of £279,950

- Semi Detached • Two Double Bedrooms • Idyllic Location • Driveway & Garage • Enclosed Rear GArden

A beautiful two bedroomed semi detached dwelling located in an idyllic location. Situated conveniently close by to local amenities, transport links and good schools / colleges. Only a short drive away from the M65 motorway network providing easy access through to neighbouring towns / cities. This property affords many noteworthy features throughout and briefly comprises of: a family sized living room, kitchen, bedroom and three piece shower room. To the first floor / landing there is a further double bedroom, w.c and two storage rooms. Externally to the front elevation there is a driveway leading up to the detached garage offering ample space for off road parking and to the rear elevation is an enclosed garden with a laid lawn and flagged patio area. Perfect for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

HALLWAY

Having ceiling coving, smoke detector, loft hatch and door leading to staircase accessing the first floor / landing.

KITCHEN 10'7" x 8'4" (3.25m x 2.55m)

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, tiled splash back, inset sink with chrome mixer tap, space for an oven / grill, chrome extractor hood, plumbing for a washing machine, space for a tumble dryer, space for an under counter fridge / freezer, uPVC double glazed window to the side and rear elevation and uPVC door to the rear.

LIVING ROOM 21'6" x 12'9" (6.56m x 3.91m)

A family sized living room with ceiling coving, space for settees, wall feature fireplace with gas fire, television point, 2x central heating radiators, smoke detector and uPVC double glazed windows to the front elevation.

BEDROOM ONE 10'5" x 11'5" (3.18m x 3.49m)

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

SHOWER ROOM

A modern three piece shower room comprising of: fully tiled flooring and walls, walk in shower cubicle, low level w.c, sink in unit with chrome mixer tap, recessed LED spotlights, heated chrome towel rack and uPVC double glazed frosted window to the side elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find a loft hatch, ceiling coving and smoke detector.

STORAGE ROOM ONE 10'2" x 6'11" (3.11m x 2.12m)

A versatile upstairs space featuring a Velux window that allows natural light to flood in. Due to head height restrictions, this room is not officially classified as a bedroom; however, it offers a range of potential uses, such as a study, dressing area, or additional storage. The space comfortably accommodates furniture such as a bed and drawers, providing flexibility to suit the new owner's needs.

STORAGE ROOM TWO 11'4" x 5'3" (3.46m x 1.62m)

Ideal for storage having full lighting and storage into the eaves.

BEDROOM TWO 9'2" x 14'6" (2.81m x 4.42m)

A bedroom of double proportions with ceiling coving, exposed wood ceiling beams, 1x central heating radiator, 3x storage cupboards, storage into the eaves, door through to the wc and uPVC double glazed window to the side elevation.

W.C

Having a low level w.c, sink in vanity unit with chrome mixer tap, tiled flooring and walls and recessed spotlights.

EXTERNALLY

Externally to the front elevation you will find an extensive driveway leading up to the detached garage offering ample space for off road parking. To the rear elevation is an enclosed garden with a lawned area, having shrubs and flowerbeds and a flagged patio area with space for garden furniture. Perfect for use during the Spring / Summer months.

GARAGE 9'1" x 15'10" (2.78m x 4.83m)

Ideal for storage and off road parking purposes.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/appleby-drive-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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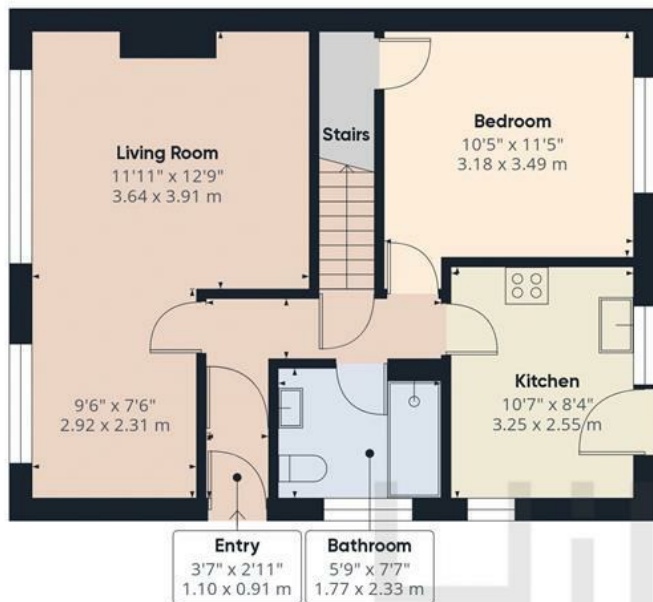
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OUTSIDE

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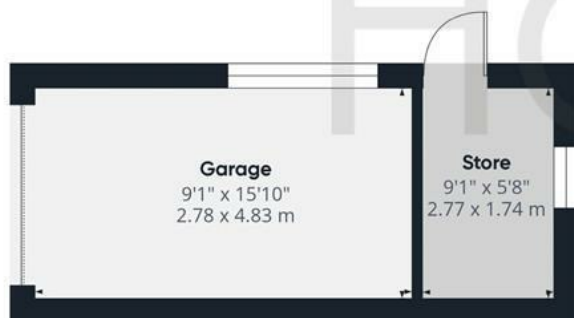




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1127.73 ft²

104.77 m²

Reduced headroom

99.92 ft²

9.28 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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