









BB9 8NW

## Holmefield Gardens, Barrowford

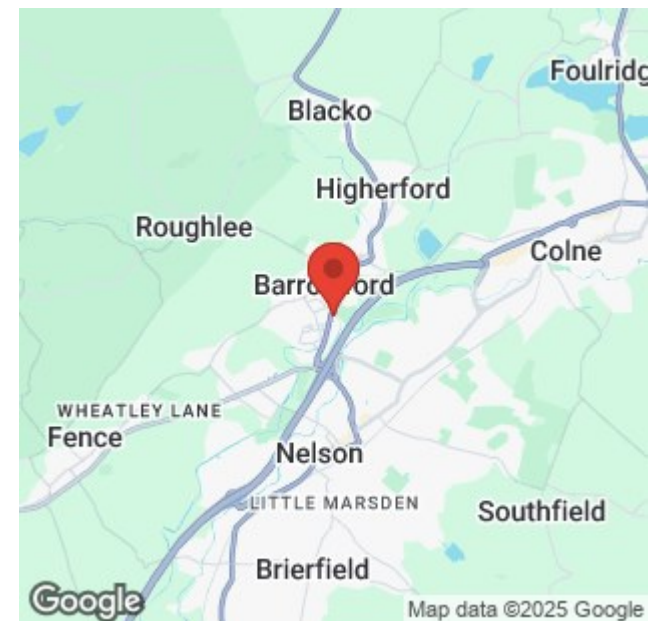
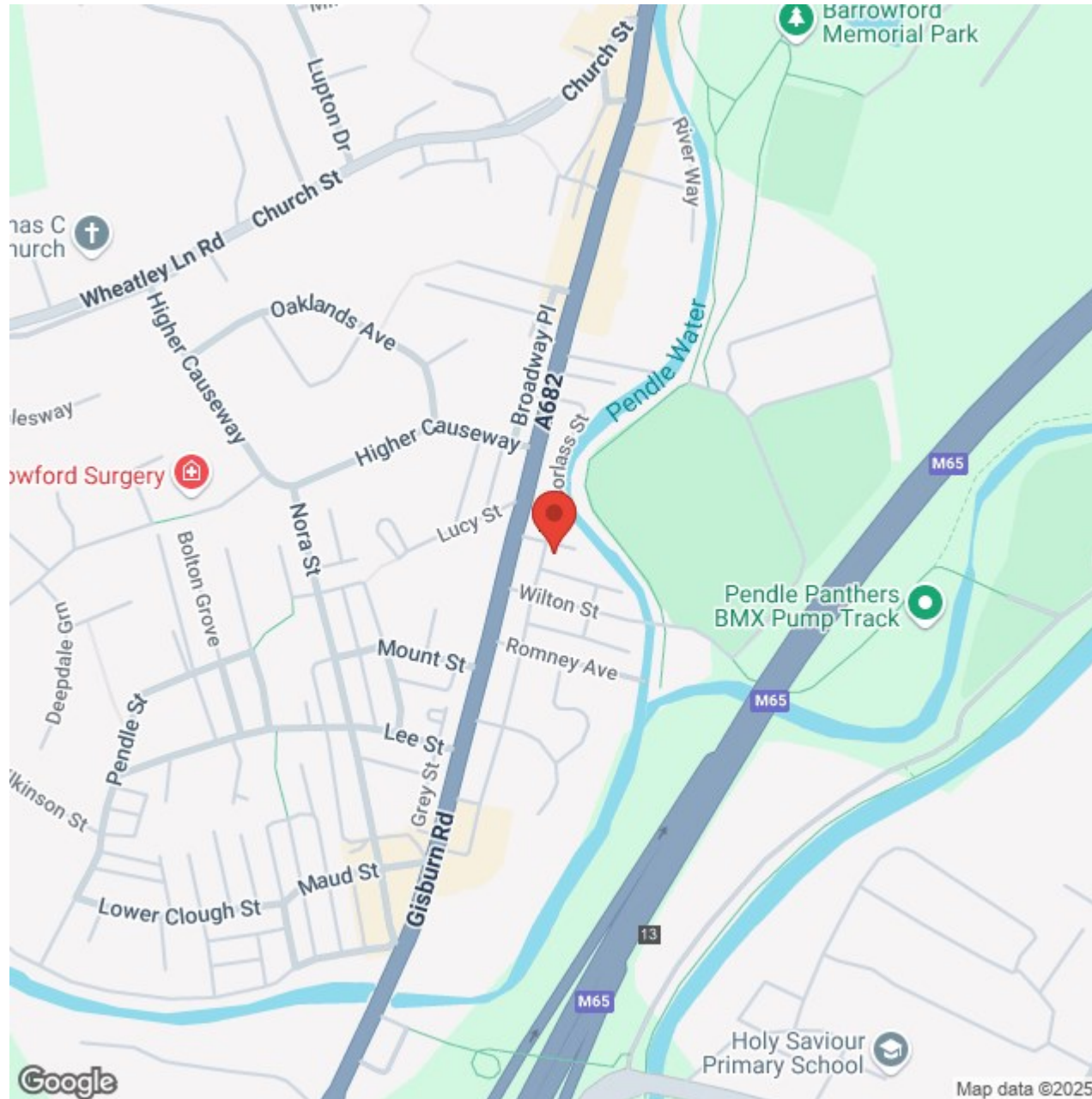
### Offers In The Region Of £309,950

- Central Village Location
- Large Family Home
- Four Bedrooms
- Three Floors
- Large Garden
- Off Road Parking

A superb opportunity to acquire this beautiful FOUR bedroomed townhouse which is situated on a popular development in the heart of Barrowford. This property is a true credit to the current owners and having the feel of a contemporary show home. Having many noteworthy features and briefly comprising of: a large reception hallway with an open balustrade staircase leading to the first floor, access into the integral garage and through to the ground floor shower room, utility room and fourth bedroom overlooking the rear garden. On the first floor you will find a family sized living room with a Juliette balcony, a large modern fitted kitchen with inbuilt appliances, perfect for hosting. To the second floor you will find three well proportioned bedrooms (master with ensuite shower room) and a three piece bathroom suite. Externally to the front is block paved driveway and access to the integral garage via an electric 'roller' style garage door. With extensive off road parking to the side elevation. To the rear elevation is an enclosed mainly laid to lawn garden and a paved patio seating area. Perfect for use during the summer months. This is one not to be missed, book an appointment to view now to avoid disappointment.













# Lancashire

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## GROUND FLOOR

### ENTRANCE HALLWAY

A spacious entrance hallway with solid wood flooring, coving, 1x radiator, a uPVC double glazed window to the front elevation, smoke detector, access through to the integral garage, open balustrade staircase leading to the first floor and an under stairs storage cupboard. Leading through to:

### UTILITY ROOM 14'3" x 3'2" (4.36m x 0.97m)

Located on the ground floor with solid wood flooring, 1x uPVC double glazing window to the rear elevation, plumbing for a washing machine and tumble dryer, tiled splash backs, extractor fan, inset sink with a chrome mixer tap and access through to the ground floor shower room and bedroom four.

### SHOWER ROOM / WC 7'7" x 2'8" (2.33m x 0.83m)

A 3-piece bathroom suite comprising of: a push button w.c, vanity sink with a chrome mixer tap, shower cubicle, tiled flooring, extractor fan, partially tiled walls and 1x radiator.

### BEDROOM FOUR 13'3" x 10'7" (4.06m x 3.24m)

A room of double proportions which is currently being utilised as a home office. With solid wood flooring, television point, 1x radiator and a uPVC double glazed window to the rear elevation.

### FIRST FLOOR \ LANDING

With coving, smoke detector, telephone point, 1x radiator and 1x uPVC double glazed window to the front elevation.

### LIVING ROOM 13'3" x 17'6" (4.05m x 5.34m)

A large, family-sized living room located on the first floor, featuring French doors to a Juliet balcony with views over Barrowford Park and the river. Bright and stylish, with a modern media wall, inset fire, and contemporary décor—perfect for relaxing or entertaining.

### DINING KITCHEN 17'5" x 11'1" (5.32m x 3.38m)

A beautiful room with a contemporary feel. Offering a range of fitted wall and base units in white gloss, quartz work surfaces, coving, recessed spot lights, inset sink with a chrome mixer tap, a large uPVC double glazed window to the front elevation, Baumatic 5-ring gas hob, stainless steel air extraction hood over, Baumatic combination oven (microwave, grill, oven), split faced tiled splash backs, 60/40 integrated fridge/freezer, integrated dishwasher, 3x pendant light fittings, 1x radiator, tiled flooring and ample space for a dining table and chairs.

### SECOND FLOOR / LANDING

With a smoke detector, coving, 1x storage cupboard and access to the loft hatch.

### BEDROOM ONE 13'1" x 10'5" (4.00m x 3.18m)

A room of double proportions with 1x uPVC double glazed window to the front elevation, television point, coving, 1x radiator and access through to:

### ENSUITE SHOWER ROOM 5'3" x 6'9" (1.62m x 2.08m)

A contemporary 3-piece bathroom suite comprising of: a push button w.c, vanity sink with a chrome mixer tap, shower cubicle, rainfall shower head, separate rainfall shower head attachment, 2x storage cupboards, solid wood flooring, partially tiled walls, 1x velux window and extractor fan.

### BEDROOM TWO 11'6" x 10'9" (3.52m x 3.29m)

Another room of double proportions with ample space for a wardrobe and drawers, 1x radiator and a uPVC double glazed window to the rear elevation.

### BEDROOM THREE 11'5" x 6'6" (3.50m x 1.99m)

A well proportioned room which is currently being used as a dressing room. With 1x radiator and a velux window.

### BATHROOM 5'9" x 8'1" (1.77m x 2.47m)

A modern 3-piece house bathroom suite comprising of: push button w.c, vanity sink with a chrome mixer tap, free standing bath with a centre chrome mixer tap, separate shower head attachment, wood effect flooring, partially tiled walls, 1x radiator, recessed spot lights, extractor fan and a uPVC double glazed window to the side elevation.

### INTEGRAL GARAGE 17'5" x 10'8" (5.33m x 3.27m)

Accessed via the entrance hallway with a solid wooden door. With access to the combination boiler, wall and base units, power, lighting and an electric 'roller' style garage door. Perfect use for storage.

### LOCATION

Situated in a highly sought-after residential development in the heart of Barrowford, this property enjoys a prime position overlooking Barrowford Park and the River Pendle. Just a short walk from local shops, cafes, restaurants, and outstanding schools, it offers the perfect blend of village charm and everyday convenience. With excellent transport links nearby, including easy access to the M65 motorway, it's ideal for commuters and families alike.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/holmefield-gdns-bford>

### 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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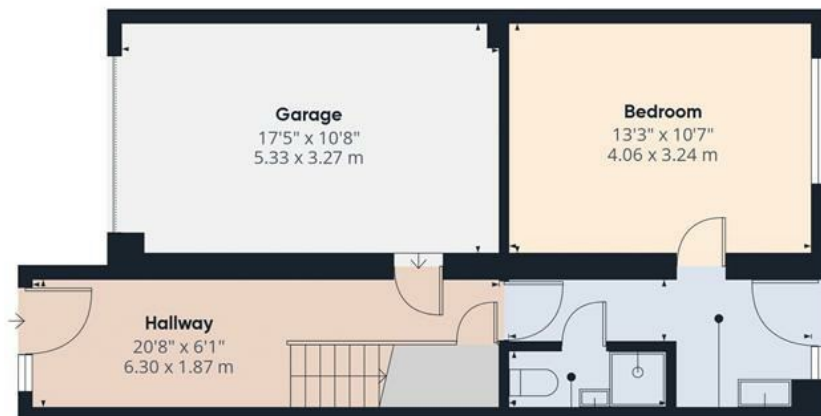




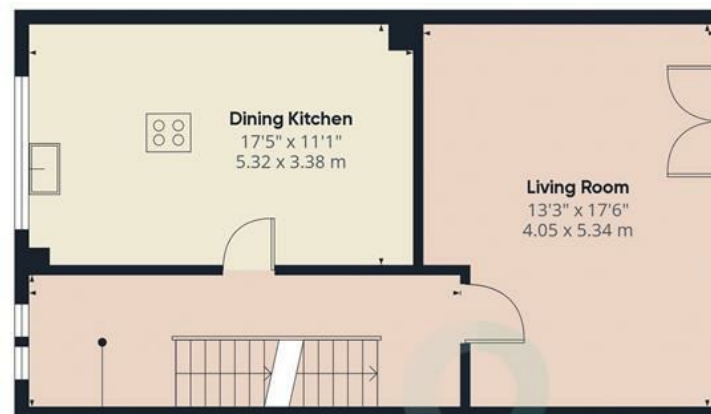
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## OUTSIDE

To the rear, the property enjoys a private, low-maintenance garden with artificial lawn, paved patio areas, and secure fencing—ideal for families and outdoor entertaining. It backs onto Barrowford Park, offering a peaceful, green outlook. To the front, there's a block-paved driveway providing off-road parking for two vehicles and a pathway leading to the main entrance.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1550.87 ft<sup>2</sup>

144.08 m<sup>2</sup>

Reduced headroom

44.92 ft<sup>2</sup>

4.17 m<sup>2</sup>

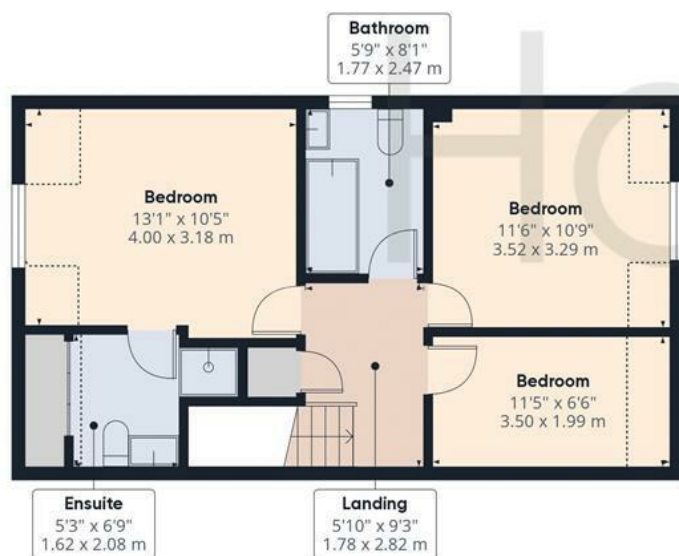
(1) Excluding balconies and terraces.

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.



Floor 2









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