







Hilton &  
Horsfall



BB9 6JU

## Mint Avenue, Barrowford

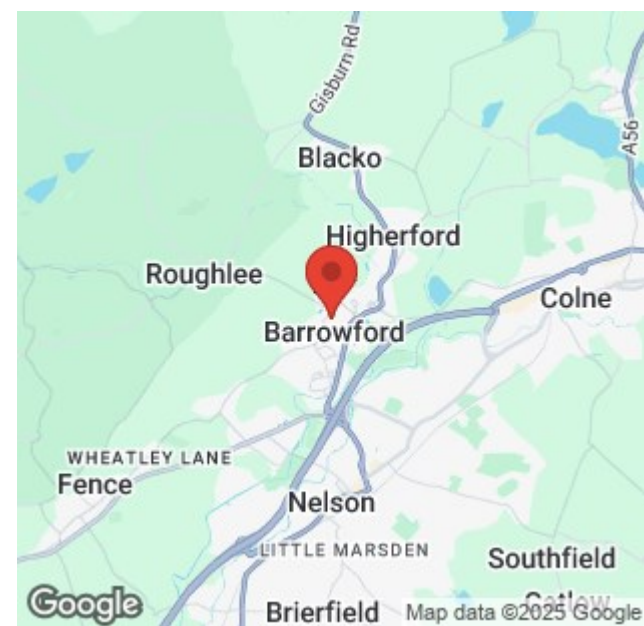
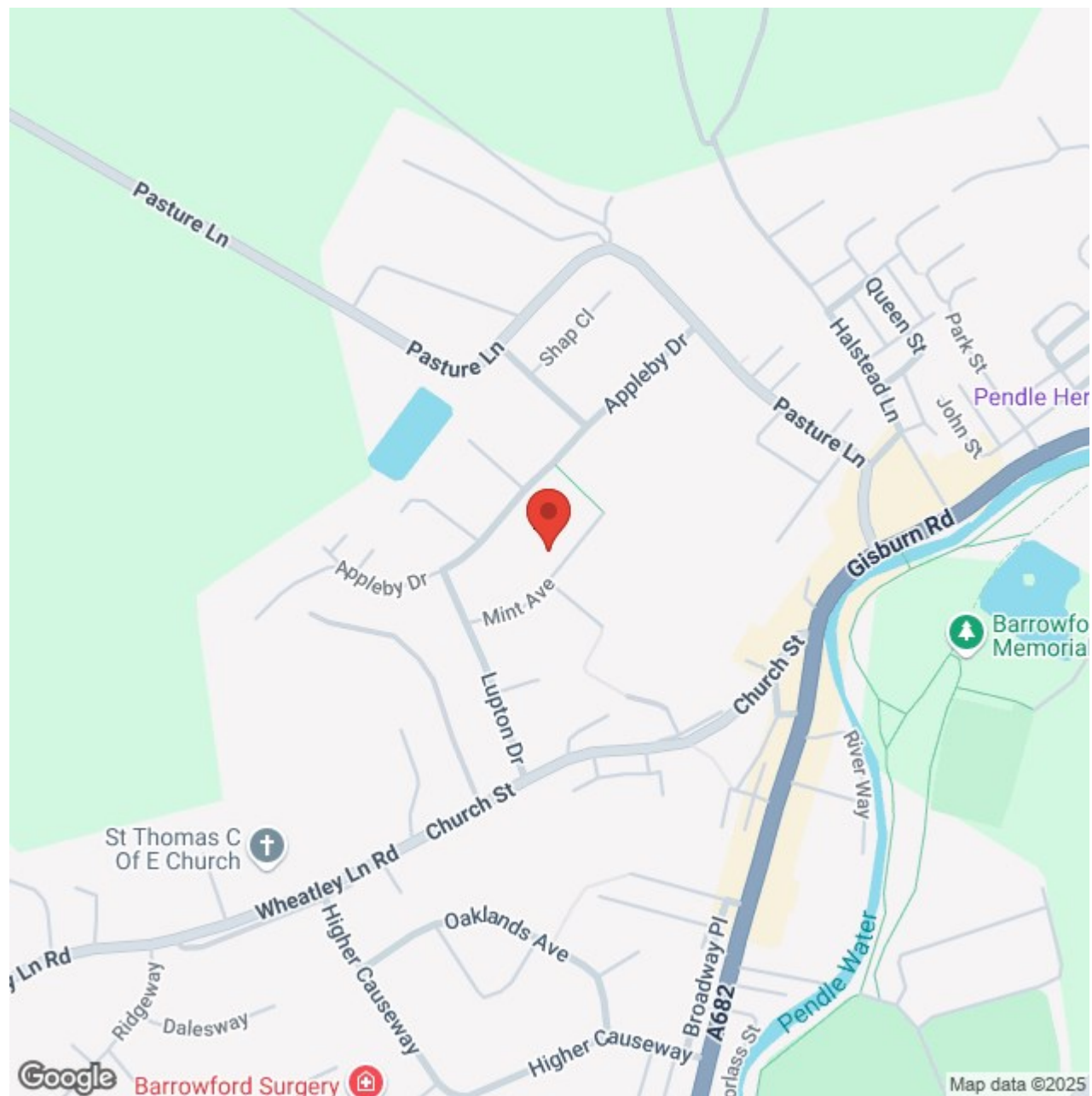
### Offers In The Region Of £399,950

- Close to St Thomas' School and Church • Detached Family Home • FOUR Bedrooms • En-suite to Master • Fantastic Garden • Driveway • Integral Garage • Cul-de-sac Position • Located in the Heart of the Village

A fantastic opportunity to acquire this beautifully well presented FOUR bedroomed detached dwelling located in the highly sought after village of Barrowford. With local amenities, bars, restaurants and good schools within walking distance. The M65 motorway network is only a short drive away providing access through to neighbouring towns / cities such as: Burnley, Preston and Manchester. This property is a true credit to the current owners and affords many noteworthy features throughout. Briefly comprising of an entrance hallway, a family sized living room through to a dining room and garden room, a fully fitted dining kitchen with inbuilt appliances, a ground floor w.c. and integral garage. To the first floor is a master bedroom with an en-suite shower room, three further well proportioned bedrooms and a modern bathroom suite. The front of the property offers a tarmac drive for ample off road parking and an electrical vehicle charging point, the rear has a large elevated lawned garden with Indian stone flagged patio surrounding, a brick built barbecue, outdoor bar and a custom made storage shed. Early viewing is advised to avoid disappointment.













## Lancashire

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### MAIN DESCRIPTION

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### GROUND FLOOR

#### ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring and 1x central heating radiator.

#### GROUND FLOOR W.C

A useful downstairs w.c having wood effect flooring, part tiled walls, pedestal sink with chrome mixer tap, push button w.c and 1x uPVC frosted window to the front elevation.

#### LIVING ROOM 15'9" x 11'8" (4.825m x 3.580m)

A bright and airy family sized living room with wood effect flooring, ceiling coving, tv point, 1x large central heating radiator, gas fire, large uPVC double glazed window to the front elevation and double doors leading through to the dining room.

#### DINING ROOM 11'11" x 10'6" (3.650m x 3.213m )

A spacious room with space for table and chairs, wood effect flooring, ceiling coving, 1x central heating radiator, double doors to the living room and uPVC sliding patio door giving access to the conservatory.

#### GARDEN ROOM 9'11" x 7'11" (3.031m x 2.423m)

A superb addition to the property overlooking the rear garden with a fully glazed uPVC door opening out onto the external patio.

#### DINING KITCHEN 17'10" x 11'3" (5.443m x 3.430m )

Having a range of fitted wall and base units with contrasting faux granite style work surfaces over, plumbing for a washing machine, plumbing for a dishwasher, a Franke double stainless steel sink with drainer, Neff double oven / grill, a four ring gas hob and a stainless steel extraction hood, concealed spot lighting, space for a free standing fridge freezer, ample space for a dining table, two uPVC double glazed windows overlooking the garden, Karndean flooring, a radiator and access through to the integral garage.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 16'8" x 9'2" (5.097m x 2.813m )

A bedroom of double proportions with ceiling coving, recessed LED spotlights, space for wardrobes and drawers, 1x modern radiator, x2 patio doors to the rear elevation and door to en-suite shower room.

#### EN-SUITE

A modern 3 piece en-suite shower room comprising of: wood effect flooring, tiled walls, heated chrome towel rack, push button w.c, recessed LED spotlights, wall hung sink, walk in shower cubicle with rainfall shower head over, frosted uPVC window to the front elevation.

#### BEDROOM TWO 14'4" x 10'7" (4.382m x 3.227m)

Another room of double proportions with ceiling coving, 1x large central heating radiator, inbuilt wardrobes, storage cupboard and uPVC window to the front elevation.

#### BEDROOM THREE 12'8" x 10'6" (3.865m x 3.214m)

A well proportioned bedroom with ceiling coving, 1x central heating radiator, space for wardrobes and drawers and uPVC window to the rear elevation.

#### BEDROOM FOUR / STUDY 8'4" x 7'6" (2.543m x 2.300m )

A room of single proportions currently being utilised as an office with 1x large central heating radiator, space for wardrobes and drawers, smoke detector and uPVC double glazed window to the rear elevation.

#### BATHROOM

A stunning 3 piece bathroom suite comprising of: push button w.c, pedestal sink, bath with shower head over, wood effect flooring, part tiled walls, heated chrome towel rack, air extraction fan, storage cupboard and uPVC frosted window to the front elevation.

#### INTEGRAL GARAGE 14'5" x 9'5" (4.403m x 2.884m )

With an up and over garage style door, lighting, plumbing for a washing machine and space for a tumble dryer

### EXTERNALLY

A fantastic elevated garden with an Indian stone flagged patio and lawned area, external IP rated power sockets, an outdoor water tap, a brick built barbecue, outdoor bar and a custom built storage shed. A superb space to be enjoyed over the summer months. The front of the property offers ample off road parking and also has an electrical vehicle charging point.

### 360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/mint-ave>

### PUBLISHING

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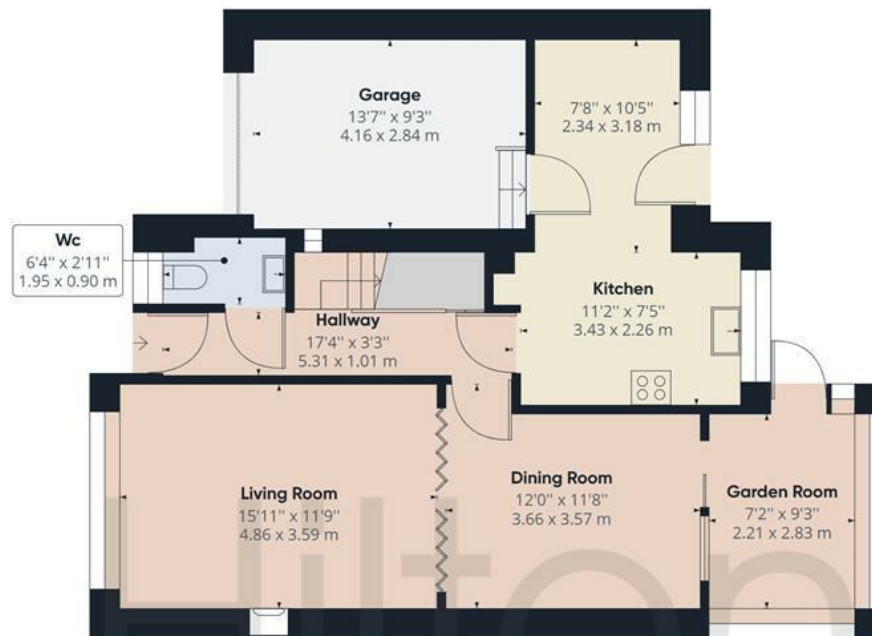
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## OUTSIDE

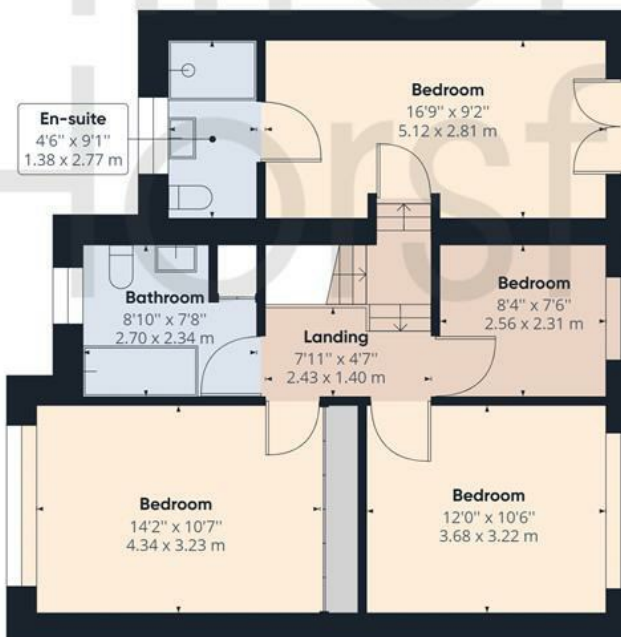
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Ground Floor Building 1



Floor 1 Building 1

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

1484.91 ft<sup>2</sup>

137.95 m<sup>2</sup>

(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.





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