

360°
virtual tour
available



Hilton &
Horsfall

BB9 6LW

Hollin Fold, Blacko

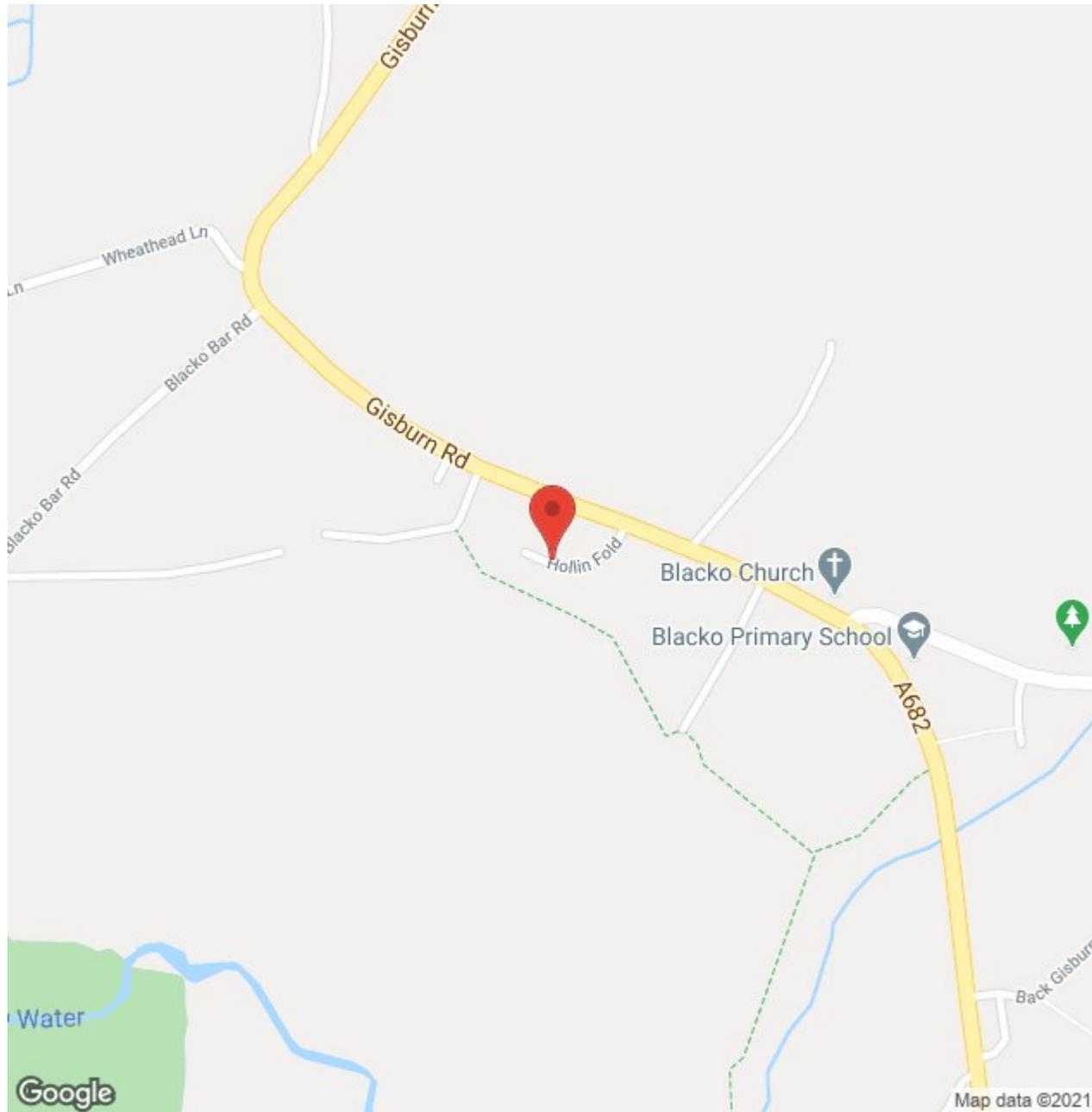
Offers In The Region Of £479,950

A beautiful FIVE bedroom detached dwelling, located within the ever popular village of Blacko. A truly stunning property which is decorated with bespoke contemporary features throughout. This spacious family home has solid oak internal doors with modern chrome door handles, a fully fitted open plan sitting/dining kitchen with integrated Neff appliances, additional living room, integral garage, FIVE well proportioned bedrooms (two with en-suite shower rooms), a three piece family bathroom and a modern ground floor W.C. The sitting room features a fantastic cast iron wood burning stove and double french doors leading to the raised patio area, perfect for entertaining during the summer months. The patio can also be accessed by the kitchen and has steps leading down to the lawned garden. The rear garden is South facing, has stunning open and uninterrupted panoramic views and benefits from sunlight for most of the day. To the front of the property is a driveway for two vehicles and a lawned garden. Early viewing is advised to appreciate all this property has to offer.

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Lancashire

MAIN DESCRIPTION

A beautiful FIVE bedroom detached dwelling, located within the ever popular village of Blacko. A truly stunning property which is decorated with bespoke contemporary features throughout. This spacious family home has solid oak internal doors with modern chrome door handles, a fully fitted open plan sitting/dining kitchen with integrated Neff appliances, additional living room, integral garage, FIVE well proportioned bedrooms (two with en-suite shower rooms), a three piece family bathroom and a modern ground floor W.C. The sitting room features a fantastic cast iron wood burning stove and double french doors leading to the raised patio area, perfect for entertaining during the summer months. The patio can also be accessed by the kitchen and has steps leading down to the lawned garden. The rear garden is South facing, has stunning open and uninterrupted panoramic views and benefits from sunlight for most of the day. To the front of the property is a driveway for two vehicles and a lawned garden. Early viewing is advised to appreciate all this property has to offer.

GROUND FLOOR / ENTRANCE

A Glazed uPVC entrance door leads into the reception hallway, with 'v-groove' wood effect flooring, ceiling coving and a radiator.

GROUND FLOOR W.C

A modern downstairs w.c. featuring wall mounted sink with chrome mixer tap, tiled walls, tiled flooring, recessed LED lighting, low level w.c. with push button flush and contemporary towel radiator.

LIVING ROOM 16'7" x 9'8" (5.062m x 2.956m)

Located on the ground floor to the front elevation and having a TV point, three wall mounted lights, two uPVC windows and a radiator.

INTEGRAL GARAGE 16'5" x 9'10" (5.018m x 3.008m)

Accessed from the entrance hallway and having an insulated and electrically operated door, carpet tiled flooring, plumbing for washing machine and space for tumble dryer.

LOWER LEVEL

With access through to the open plan sitting/dining kitchen.

KITCHEN 14'8" x 13'3" (4.479 x 4.046)

A superb contemporary open plan kitchen with a range of fitted

wall, base and drawer units, integrated Neff cooker, Neff grill oven, plate warmer, fridge and freezer, recessed LED lighting, touch pad switch plates, tiled flooring and wall mounted anthracite radiator. There is also a large centre island with breakfast bar, contrasting corrian worktops, inset sink with chrome mixer tap, boiling water tap and Neff induction hob.

DINING AREA 10'10" x 8'0" (3.317 x 2.453)

A dining area/booth with large 'U' shaped fitted wooden bench, pendant and LED overhead lighting and uPVC window to rear elevation.

SITTING ROOM 13'8" x 11'11" (4.189 x 3.645)

Leading off the kitchen, a family sized living room with a stunning contemporary wood burning stove, wall mounted TV point, wall mounted lights, radiator, Glazed uPVC double french doors leading to the rear patio. Open aspect views to the rear.

FIRST FLOOR / LANDING

With high ceiling and a stair case leading to the upper level / landing and providing access to the Master bedroom, bedroom four and bedroom five.

MASTER BEDROOM 12'7" x 12'9" (3.838m x 3.890m)

A room of double proportions to the rear elevation with a wall mounted TV point, radiator and inbuilt wardrobe. Also having a glazed uPVC door leading to the wooden decked balcony, which offers stunning open aspect views.

EN-SUITE / WET ROOM

Off of the master bedroom this modern en-suite wet room has tiled walls, walk in shower with a glass screen, contemporary wash basin with inbuilt storage and a 'waterfall' style chrome mixer tap, shaving power point, recessed LED lighting, a low level push button W.C, chrome heated towel rail, a frosted uPVC window, tiled flooring and a wall mounted LED lit vanity mirror.

BEDROOM FOUR 13'6" x 8'1" (4.122m x 2.484m)

A double bedroom with views overlooking the countryside. With a TV point, radiator and a uPVC window.

BEDROOM FIVE 8'2" x 9'10" (2.495m x 3.012m)

Another well proportioned bedroom with loft access, a uPVC window and a radiator.

UPPER LEVEL LANDING

With an open balustrade, radiator, uPVC window, loft access

and a hard wired smoke alarm. A large area which would easily accommodate a study area.

BEDROOM TWO 8'4" x 10'4" (2.545m x 3.165m)

Yet another double bedroom with inbuilt wardrobe storage, ample power sockets, a uPVC window and a radiator.

EN-SUITE SHOWER ROOM

This en-suite shower room has a low level push button W.C, pedestal sink, shower cubicle, wood effect laminate flooring, air extraction fan, part tiled walls, a frosted uPVC window and a radiator.

BEDROOM THREE 9'6" x 9'8" (2.910m x 2.971m)

A bedroom of double proportions with a uPVC window and a radiator.

FAMILY BATHROOM

A superb family sized bathroom with a low level W.C, tiled walls, tiled flooring, air extraction fan, frosted uPVC window, a radiator, vanity sink, inbuilt storage unit and Jacuzzi bath tub with rainfall shower head over.

EXTERNALLY

To the front of the property is a double driveway and a lawned garden, To the rear is a raised patio located off the dining kitchen, perfect for 'al fresco' dining / entertaining. There is also a lawned garden and open aspect south facing views which have to be seen to be truly appreciated.

360 Degree Virtual Tour

Link: <https://bit.ly/hollinfold>

PUBLISHING

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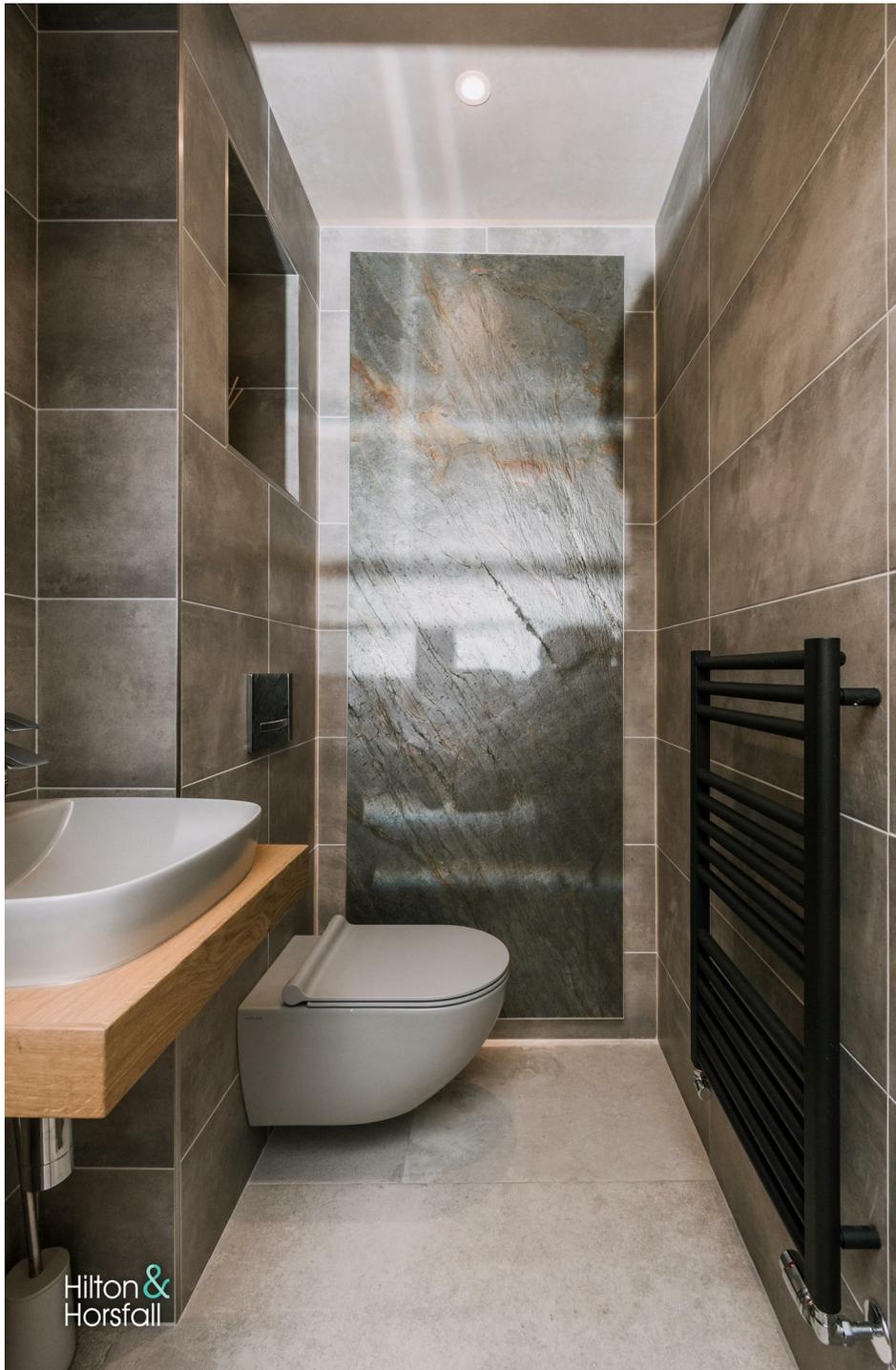


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OUTSIDE

To the front of the property is a double driveway and a lawned garden, To the rear is a raised patio located off the dining kitchen, perfect for 'al fresco' dining / entertaining. There is also a lawned garden and open aspect south facing views which have to be seen to be truly appreciated.





Approximate net internal area: 1528.43 ft² (1791.45 ft²) / 142 m² (166.43 m²)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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BRITISH
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AWARDS

2020



GOLD WINNER

ESTATE AGENT IN
COLNE & NELSON

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