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Petty<sup>TM</sup>  
Real

33 Stone Edge Road  
Barrowford  
BB9 6BB



For Sale

£1,950 PCM

- Four Double Bedrooms, Master With Double Fitted Wardrobes
- Cloakroom, Family Bathroom & Two En-Suites
- Three Spacious Reception Rooms, Stunning Kitchen & Utility Room
- Close To Popular Schools & Village Shops

- Ample Off Road Parking & Lovely Gardens
- Detached house
- Council tax band - E
- EPC - C
- Deposit - £1950
- 01282 417775



This property boasts an impressive presence with its extended triple-fronted design. Located in the sought-after cul-de-sac of Higherford/Barrowford village, Pendle, it offers luxurious living with four double bedrooms, three bathrooms, and three reception rooms.

The fully fitted kitchen is a standout feature, complemented by ample off-road parking, a spacious rear garden, and a natural stone-paved patio area. Impeccably presented throughout, the property demands an internal viewing to truly grasp its quality.

Conveniently situated for schools, village amenities, and excellent transport links via the M65 motorway to Manchester and Preston. The property includes a ground floor with an entrance porch, a generous hallway, a sitting room/study, a rear lounge, an open-plan dining kitchen, a large utility room, and a cloakroom.

The first floor hosts a master bedroom with fitted mirrored wardrobes and a luxurious en-suite featuring double vanity sinks, impressive tiling, a walk-in shower, and a freestanding bath. A guest bedroom with en-suite, two additional double bedrooms, and a modern family bathroom complete the layout.

External features include ample parking and a spacious rear garden with delightful views. Viewings are highly recommended.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one week's rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



Total Area: 224.6 m<sup>2</sup> ... 2418 ft<sup>2</sup>

All measurements are approximate and for display purposes only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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